



Woodgreen Road, Winchester, Hampshire, SO22 6LH

Winkworth



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## Spacious Four-Bedroom End-Terrace with Sunny Garden and Scope to Modernise

This well-proportioned four-bedroom end-of-terrace home is set in popular residential location of Harestock and offers excellent scope for modernisation and improvement. The property is approached via a front garden with a pathway leading to the covered entrance porch, where the front door opens into a hallway providing access to the principal reception rooms.

To the rear, a bright and generously sized living/dining room features sliding glazed doors opening directly onto the patio and rear garden, creating a seamless link between indoor and outdoor spaces. A central fireplace serves as a focal point, while full-length picture doors fill the room with natural light. The kitchen, located at the front of the house, is fitted with a range of base and wall units, work surfaces, and space for appliances. A large front-facing window provides ample light, and the room is accessible via two doors for easy circulation.

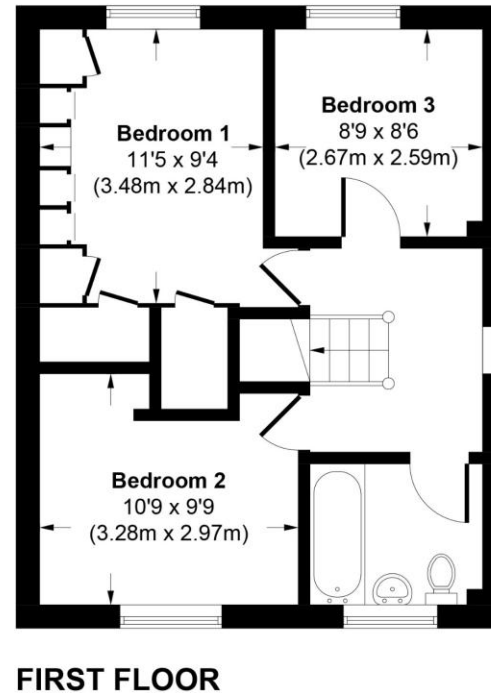
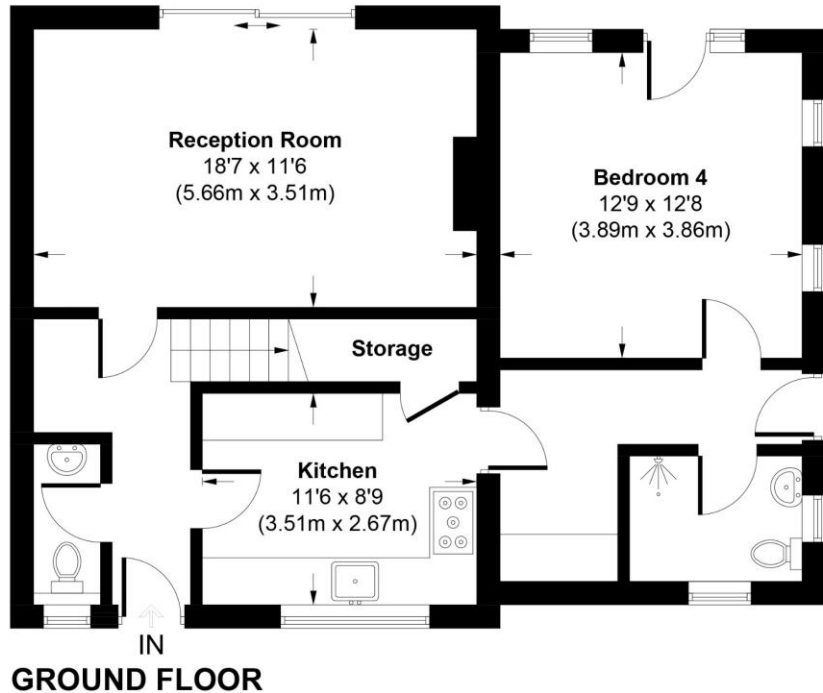
Also on the ground floor is a versatile double bedroom with direct access to the garden via glazed double doors, ideal for guests or use as a home office. Adjacent is a fully tiled shower room fitted with a white suite including a WC, wash basin, and shower area with grab rails for accessibility. Upstairs, the main bedroom is a bright and airy double with built-in wardrobes, drawers, and overhead storage, complemented by a large rear-facing window. The second bedroom is well-proportioned with an arched alcove feature and built-in shelving overlooking the front garden, while the third bedroom is a smaller double, perfect as a home office, nursery, or children's bedroom.

The family bathroom comprises a white three-piece suite with a panelled bath and shower attachment, pedestal wash basin, and WC. Outside, the rear garden enjoys a sunny aspect and is mainly laid to lawn with established shrubs and hedging for seclusion, complemented by a paved patio area for seating and entertaining, with side access to the front of the property.



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Approximate Gross Internal Area = 1203 Sq Ft / 111.8 Sq M



This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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### Directions

Head west on High Street towards Staple Gardens. At the roundabout, take the third exit onto Upper High Street and continue for 0.1 miles. From there, take St Paul's Hill to reach Stockbridge Road, a short 0.2-mile drive. At the next roundabout, take the first exit onto Stockbridge Road and continue for 0.4 miles. Finally, follow Bereweeke Road and drive on to Woodgreen Road.

### Location

This property is ideally located in Winchester, less than a mile from the train station with direct services to London Waterloo, making it perfect for commuters. The High Street is also within easy reach, offering a great mix of shops, cafés, restaurants, and everyday amenities, alongside the city's historic character. Families are well served by being in the catchment for highly regarded schools, including Western C of E Primary and The Westgate School, both known for their strong reputations.

### PROPERTY INFORMATION:

**COUNCIL TAX:** Band D, Winchester City Council.

**SERVICES:** Mains Gas, Electricity, Water & Drainage.

**BROADBAND:** Fibre to the Cabinet, Available to Order.

**MOBILE SIGNAL:** Coverage With Certain Providers.

**HEATING:** Mains Gas Central Heating.

**TENURE:** Freehold.

**EPC RATING:** D

**PARKING:** On Street Parking.

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

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