



**FAIRFIELD ROAD** FULFLOOD, WINCHESTER, SO22 6SF

**Winkworth**





FAIRFIELD ROAD  
WINCHESTER, HAMPSHIRE, SO22 6SF

## EXCEPTIONAL PERIOD FAMILY HOME IN FULFLOOD.

A beautifully presented four-bedroom home which mixes period charm with a contemporary feel. The location is excellent, well positioned on a very popular road in the heart of Fulflood, just a short stroll away from the city centre and train station. This property is in catchment for The Westgate Schools, Western Primary and close to Peter Symonds sixth form college.

The balance of the accommodation is just right, having been sympathetically extended to the rear and into the loft in previous years, giving great overall width to the property including more space in the hallway and rooms than many of the properties close by. The welcoming hallway has a storage cupboard and leads to a warm and inviting, open-plan sitting/family room at the front, with beautiful large bay window, open fireplace, and a useful large storage cupboard. The rear of the house contains a good-sized, modern and attractive kitchen/dining room with plenty of natural light from sky lighting and the bi-fold doors which lead out to the garden. The stylish kitchen has a range of base and eye level units along with an island, while integrated appliances include an oven/grill, hob and dishwasher. Leading off the kitchen is a useful utility room and access to a WC. The bi-fold doors open the house up to the garden beautifully, and there is ample room for table and chairs at this end of the kitchen.

The first floor has an elegant double bedroom across the front, with three large sash windows and two sets of double built in wardrobes. There is a further double bedroom on this level, as well as a spacious and stylish family bathroom, complete with roll top bath, separate shower cubicle and twin sinks. Stairs lead up to the large, converted attic space, consisting of two further double bedrooms – one of which has eaves storage and there is a further bathroom with p-shaped bath and a useful study on this floor.

Outside, the enclosed rear garden has a neat patio area, giving access to an outside store cupboard. Steps lead up to the neat lawned area while at the back of the garden there is a practical studio room with lighting and power which could also be used as a gym or office if so desired. At the front of the house there is a small hard-landscaped garden with tiled path leading to the front door and permit parking is available on the road.





### Directions

From our office in Southgate Street, turn left into the High Street taking the second right at the roundabout into Upper High Street. Take the next left over the railway bridge and right at the roundabout into St. Pauls Hill. Go straight over the next roundabout onto Stockbridge Road and Fairfield Road is the first road on the right-hand side. The property can be found towards the bottom on the left-hand side.

### Location

Fairfield Road is superbly positioned for easy access to the mainline railway station (links to London Waterloo in approximately 55 minutes), and city with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. The house is situated in the catchment for good local schools including Western Primary and The Westgate Schools and is close to Peter Symonds College and its grounds. The road itself is very desirable, being populated with lovely Victorian and Edwardian houses which so appeal to Winchester's buyers.

### Tenure

Freehold

### Services

Mains gas, electricity, water and drainage

### Council tax band

E – Winchester City Council

### EPC rating

C

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

## Fairfield Road

Approximate Gross Internal Area  
Main House = 1813 Sq Ft / 168.38 Sq M  
Studio = 129 Sq Ft / 12.00 Sq M  
Total = 1942 Sq Ft / 180.38 Sq M

Outbuildings are not shown in correct orientation or location.  
Includes areas with Restricted room height.



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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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