



Fairfield Road, Winchester, Hampshire, SO22 6SF

Winkworth





Fairfield Road, Winchester, Hampshire, SO22 6SF

## Extended Period Home in Popular Fulflood Location

This classically proportioned period property is being sold chain free and will appeal greatly to those who want generous room sizes, as well as the benefits of excellent local schools nearby, including Western Primary, Westgate All Through School and Peter Symonds Sixth Form College. Many of the desirable features of its period are evident, including bay windows, high ceilings and cornicing, which are complemented by an elegant, muted décor.

The attractively tiled entrance hall leads firstly into the lovely, bright, sitting room with bay window and original period working fireplace. Adjoining the sitting room is the beautifully presented family room, with a wood burner inset within an attractive fire surround. A downstairs cloakroom, with space and plumbing for a washing machine, and a handy understairs cupboard are alongside this room. Through an archway is the fantastic kitchen/diner to the rear. This is an impressive space, with a super sleek kitchen island housing the induction hob, ample storage and integrated appliances including oven, microwave, fridge/freezer and dishwasher. Steps lead down into the dining area with plenty of space for entertaining. The whole room has an abundance of natural light courtesy of six large roof lights and bifold doors opening out onto the rear garden.

Stairs rise to the first floor, where the principal bedroom, to the front of the property, is a generous size with two double fitted wardrobes with built in drawers and two good-sized windows. There is another good bedroom on this level and a super, family bathroom with both bath and separate shower cubicle. Stairs from the landing lead up to the converted loft where there is a third double bedroom with a whole wall of built in wardrobes as well as a considerable amount of eaves storage.

The pretty south facing rear garden is attractively arranged with an area of artificial grass directly behind the house and steps down to a lawned area bordered by trees and shrubs. There is a useful shed at the end of the garden. Permit parking is available on Fairfield Road.







## Fairfield Road, Winchester, SO22

Approximate Area = 1344 sq ft / 124.8 sq m

Limited Use Area(s) = 79 sq ft / 7.3 sq m

Total = 1423 sq ft / 132.1 sq m

For identification only - Not to scale

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### Directions

From our office in Southgate Street turn left into the High Street taking the second exit at the roundabout into Upper High Street. Take the next left over the railway bridge and right at the roundabout into St. Paul's Hill. Go straight over the next roundabout onto Stockbridge Road and Fairfield Road is the first road on the right. The property can be found on the right-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 Westgate All Through School and is close to Peter Symonds College and its grounds.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

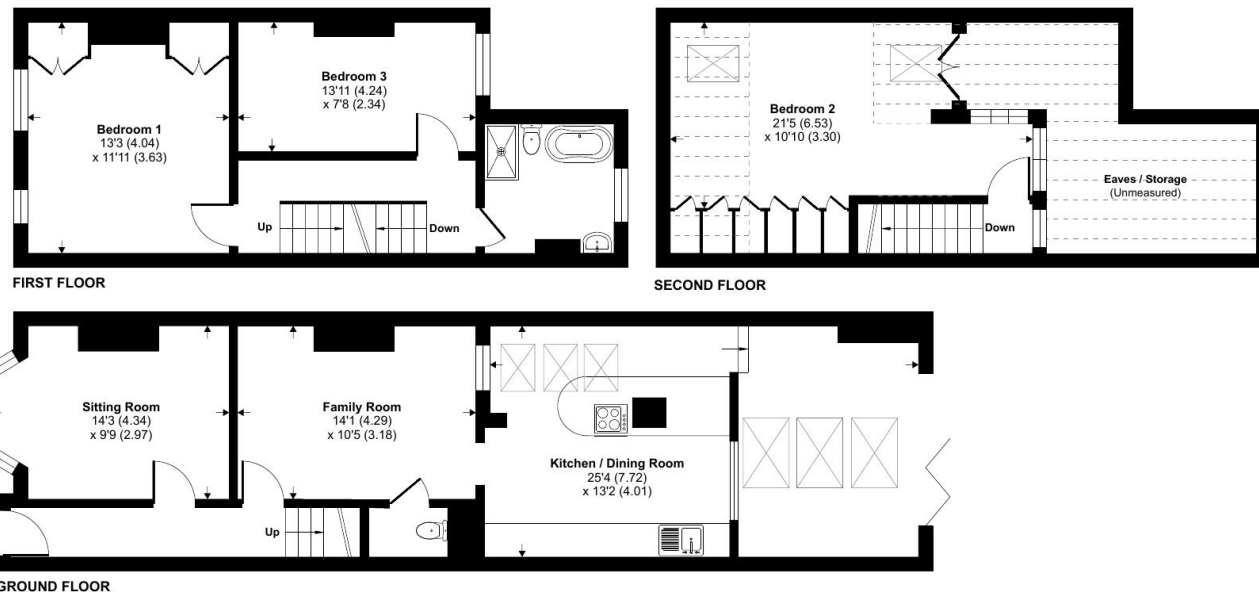
Council tax band: D

**EPC rating:** C

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Winkworth. REF: 953668

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