



**10 ANDOVER ROAD NORTH** WINCHESTER, HAMPSHIRE, SO22 6NN

**Winkworth**





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## A CLASSICALLY ATTRACTIVE 1930'S DETACHED HOUSE WITH EXCELLENT POTENTIAL

This attractive, detached property dates from the 1930s and offers well-balanced spacious accommodation over two floors. There is a neutral pallet of colour which compliments the abundance of natural light throughout. Internally the property is in good condition although some may consider modernising certain rooms. Subject to the relevant planning permissions there is ample scope to extend, if required, to produce what could be a substantial family home. There is a beautiful well tended, private rear garden which is one of the properties major attributes. All-in-all, this is a charming, detached property with exceptional potential.

On the ground floor the entrance porch leads into the larger inner hall which gives access to the principal reception rooms, and with stairs leading up to the first floor. The first room on the left is the lovely dining room with its dual aspect and bay window. The sitting room is a lovely large room with french doors out to the garden, and with a fireplace as a centrepiece. The kitchen/ breakfast room is also a good size and lies at the back of the house, with plenty of fitted units, spaces for appliances and a useful larder to one side of the kitchen. The ground floor is completed by a shower room, which collectively offers flexibility with the dining room that could double up as a ground floor bedroom if required.

Stairs rise from the hallway to the first floor where there are three good bedrooms and a family bathroom radiating from the central landing.

At the front of the house there is off road parking for several vehicles leading to a single garage which is located to one side of the property. There is side access to the wonderful and mature rear gardens which are a real feature of the property, mainly laid to lawn and flanked by hedges and shrubs.



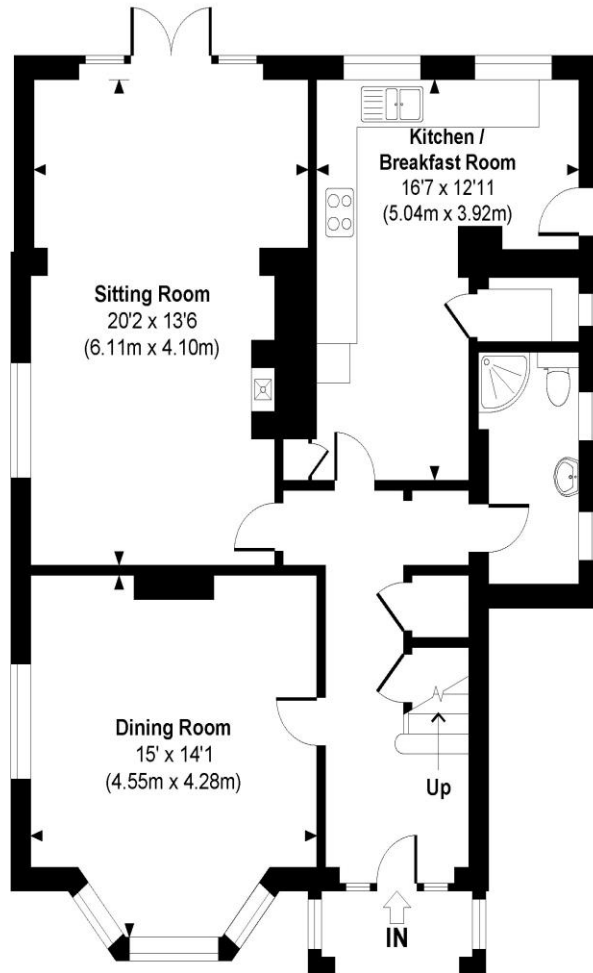
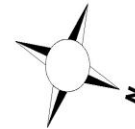




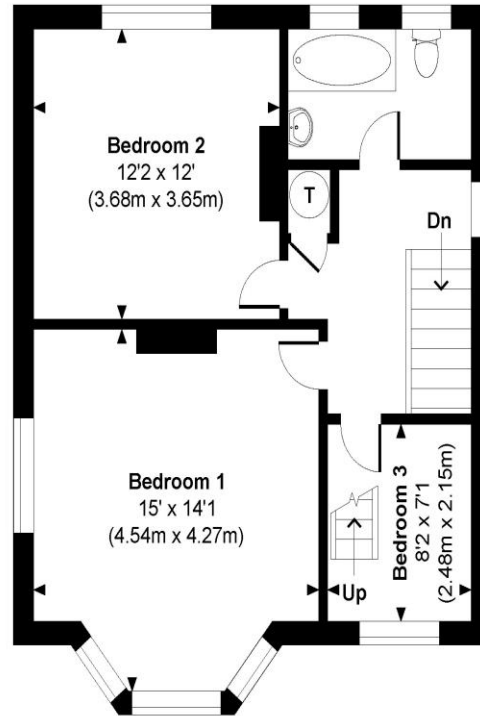
# Andover Road North

Approximate Gross Internal Area  
Main House = 1396 Sq Ft / 129.67 Sq M  
Loft = 126 Sq Ft / 11.71 Sq M  
Garage = 123 Sq Ft / 11.47 Sq M  
Total = 1645 Sq Ft / 152.85 Sq M

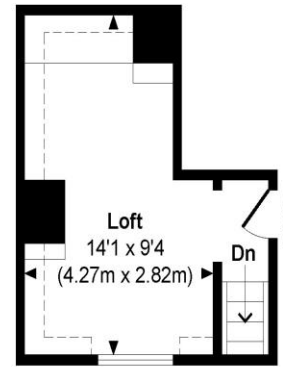
Outbuildings are not shown in correct orientation or location.  
Includes areas with Restricted room height.



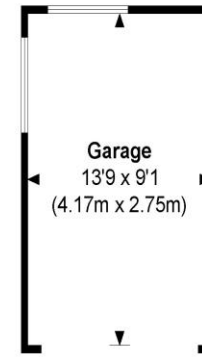
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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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.

Indicates restricted room height less than 1.5m.

10 Andover Road North, Winchester, SO22 6NN

## Directions

From our office in Southgate Street, proceed straight across the traffic lights onto Jewry Street. At the crossroads bear left into City Road and at the next set of traffic lights turn right into Andover Road. Proceed along Andover Road over the railway bridge, past Stoney Lane. Andover Road becomes Andover Road North and the property is on the left.

## Situation

Andover Road North is situated on the northern fringes of Winchester, well placed to give easy access to the mainline railway station and local shops on Priors Dean Road and Stoney Lane. The City centre is within easy reach, with its High Street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and the City's historic Cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is in the catchment for very good local schools, including Sparsholt primary, Henry Beaufort secondary and Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for pre-university education.

## Tenure

Freehold

## Services

Mains gas, electricity and water and drainage

## Council tax band

F – Winchester City Council

## Current EPC rating

TBC

## Viewing

Strictly by appointment with Winkworth Winchester Office

## Winkworth Winchester

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**Winkworth**

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