



Shepherds Road, Winchester, Hampshire, SO23 0NP

Winkworth



Shepherds Road, Winchester, Hampshire, SO23 0NP

Modern Three-Bedroom Property with Conservatory and Summer House

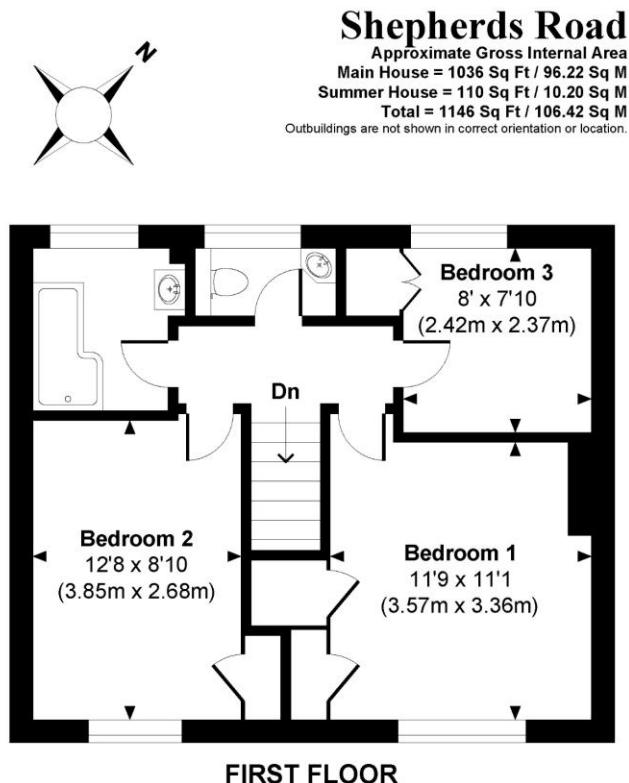
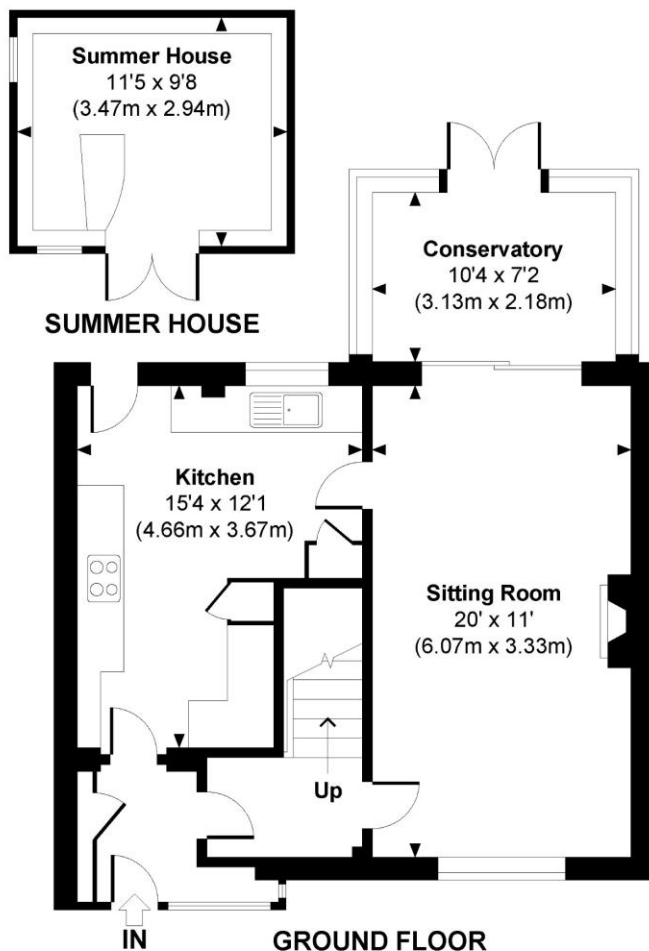
The entrance porch provides access on one side to an inner hall with stairs rising to the first floor and with door through to a spacious dual aspect sitting room measuring over 20 feet in length. The room features light-colored walls and soft grey carpeting, complemented by a large front-facing window which allows ample natural light. At the rear, French doors provide direct access to the conservatory, which in turn opens onto the back garden.

Accessed both from the hall and from the rear of the sitting room, the well-proportioned kitchen is fitted with light shaker-style units, complemented by wooden worktops and attractive grey and white tiled splashbacks. The kitchen has a smart wood-look laminate floor and has direct access to the summer house.

Upstairs, the first floor comprises two double bedrooms, both with built-in storage, and a further single bedroom also with wardrobe. A modern family bathroom with attractive tiling is located off the landing, along with a separate WC.

Outside, the low-maintenance rear garden includes a paved area and gravelled sections, and beyond an area of lawn there is good size summer house with power. To the front, there is a double-width driveway providing off-road parking and more low-maintenance garden ensuring the property is nicely set back from the road.





© www.propertyfocus.co | Professional Property Photography & Floorplans
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.

Shepherds Road, Winchester, Hampshire, SO23 0NP

Directions

From our office on Southgate Street, proceed north on St George's Street and continue onto Jewry Street. At the roundabout, take the second exit onto North Walls. Continue straight onto Durngate Place, then turn right onto Wales Street. Follow Wales Street as it becomes Alresford Road. Turn left onto Winnall Manor Road, then take the second right onto Shepherds Road.

Location

Situated in the residential area of Winnall, 15 Shepherds Road offers a convenient setting within walking distance of Winchester city centre. The property benefits from proximity to local amenities, including a Tesco Extra and various shops, as well as easy access to the M3 motorway. Regular bus services connect the area to the city centre and surrounding districts. The mainline railway station provides direct services to London Waterloo in approximately 55 minutes. The property is also within the catchment area for well-regarded schools, including Winnall Primary School.

COUNCIL TAX: Band C

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). **Checked on Openreach:** June 2025

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: C

PARKING: Off road parking

Viewings

Strictly by appointment with Winkworth Winchester Office

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

Winkworth Winchester

72 High Street, Winchester, SO23 9DA
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU
020 7870 4878 | countryhouse@winkworth.co.uk

Winkworth

See things differently