



**Stockers Avenue, Winchester, Hampshire, SO22 5LB**

**Winkworth**





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## Fantastic Detached Family Home in Sought After Location

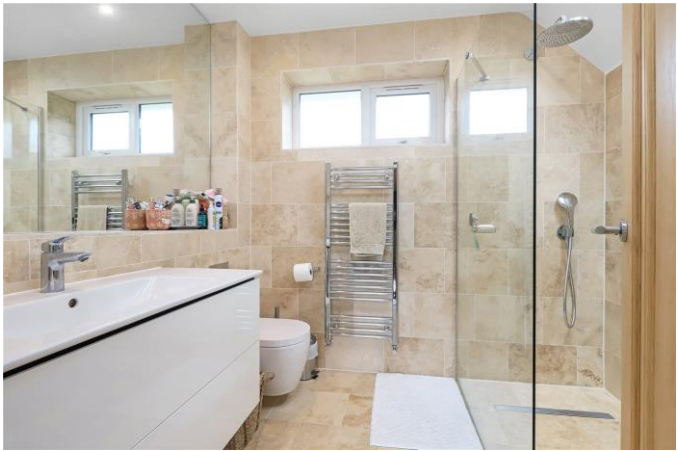
This handsome, impressive and well-presented detached house is beautifully situated in Stockers Avenue, one of Winchester's sought-after locations. The house was originally built in 1969, although was significantly extended by the current owners in 2018 to produce the well-balanced and appealing accommodation on offer today. The property has an abundance of natural light throughout the attractively designed accommodation which includes a wonderful, sociable, open-plan principal reception space as well as more private areas including a second sitting room and a study.

The spacious and welcoming entrance hall enjoys fabulous sight lines through the house and onward to the rear garden. To the front of the property is a good sized sitting room with working fireplace and a large window giving plenty of natural light. A smart, contemporary home office in the centre of the ground floor provides a perfect space for the modern home worker. The room is cleverly designed with daylight boxes, a recirculated air system and a window onto the kitchen area so that it feels bright and airy. A large cloakroom cupboard and a downstairs WC provide for practical needs. The heart of this lovely home is the striking, open-plan kitchen/living/dining room with underfloor heating which stretches right across the rear and provides a sense of being very closely tied to the patio and garden beyond. The modern fitted kitchen has vast amounts of storage and many integrated appliances including two full height fridge/freezers, dishwasher, electric oven and combi microwave oven. There is a five-ring gas hob situated on a large kitchen island with space for bar-style seating on two sides. The room also provides generous living and dining areas while triple sliding doors lead out to the rear garden. A sizeable fitted cupboard with built in shelving provides plenty of storage.

Stairs rise to the first floor where the bedrooms radiate from the central landing. The principal bedroom has a wonderful view over the rear garden and a fantastic en-suite shower room with large walk-in shower and a velux window providing lots of light. The three remaining bedrooms are all doubles and there is a smart family bathroom at the front of the house. The integrated garage can be accessed from the kitchen and has plumbing for a washing machine and tumble dryer. It is very well lit and has recently had a new roller door fitted.

The property is very attractively and privately set back beyond an area of garden and the driveway, which provides ample parking. Gates both sides of the house lead through to the extensive garden which is both private and mature with shrubs within the borders around the large lawn. A very impressive patio stretches across the rear of the house – perfect for al fresco dining and for enjoying the outlook over the garden.

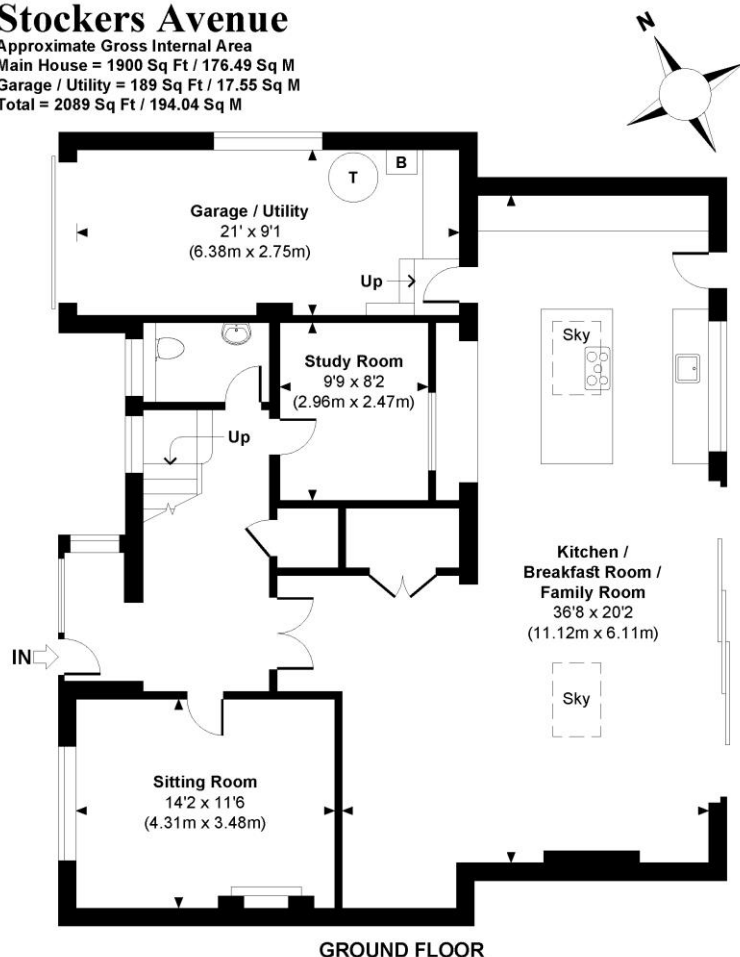




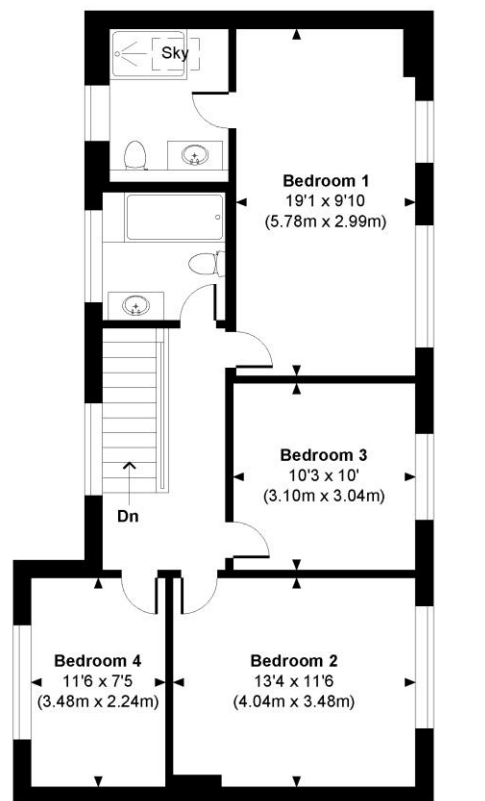


## Stockers Avenue

Approximate Gross Internal Area  
Main House = 1900 Sq Ft / 176.49 Sq M  
Garage / Utility = 189 Sq Ft / 17.55 Sq M  
Total = 2089 Sq Ft / 194.04 Sq M



GROUND FLOOR



FIRST 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.

## Stockers Avenue, Winchester, Hampshire, SO22 5LB

### Directions

From our office in Southgate Street, turn left at the traffic lights into the High Street. At the mini roundabout turn right into Upper High Street, then left across the railway bridge. Turn right into St Pauls Hill then left and straight across the roundabout at the bottom of the hill into Stockbridge Road. Continue down Stockbridge Road across two more mini roundabouts, then take a left into Dean Lane. Stockers Avenue is the first turning on the left. Go past Westley Close on the left and the property is on the left hand side.

### Location

Conveniently positioned for the city centre with its high street shops, boutiques, Discovery Centre, coffee shops, public houses, restaurants, theatre, cinema, museums, the mainline railway station and, of course, the City's historic cathedral. Stockers Avenue is noted for its proximity to the Waitrose store at Weeke, Friarsgate doctors surgery and pharmacy as well as the other local shops on Stoney Lane and the playing fields at the bottom of Dean Lane. The property is in the catchment area for very good local schools, namely Weeke Primary and Henry Beaufort Secondary, and Peter Symonds Sixth Form College is also close by. The M3 motorway, A33 and A34 are also easily accessible from this location.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

**Winchester City Council, Council tax band:** F

**EPC rating:** C

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

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