



**Wolfe Close, Winchester, Hampshire, SO22 4DZ**

**Winkworth**



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## Spacious Semi-Detached Home in Peaceful Location in Stanmore

This versatile semi-detached house is located at the end of a peaceful close with no passing traffic in the popular residential area of Stanmore. The property has been previously configured to create income from five letting bedrooms but could easily be reverted to a spacious family home.

The house is situated in an elevated position, with steps leading up to the front door. The welcoming entrance hall leads through to all the ground floor accommodation. Two of the generous rooms are currently set up as good-sized double bedrooms. One has a large bay window while the other has an external door alongside a window, both benefiting from views over the rear garden. These rooms could equally be used as reception space if preferred.

The fitted kitchen is well equipped with base and eye-level units providing plenty of storage. Integrated appliances include oven, hob and extractor and there is a useful utility cupboard with space and plumbing for a washing machine and tumble dryer. A door from the kitchen leads through to the sitting room which has external doors to both the front and rear of the property with a handy downstairs cloakroom alongside.

On the first floor there are three further bedrooms, two of which are doubles. There is a large airing cupboard on the landing and a family bathroom with bath and shower over completes the accommodation on this floor.

The rear garden has a paved patio directly behind the house with steps leading up to an area of lawn with hedge borders.

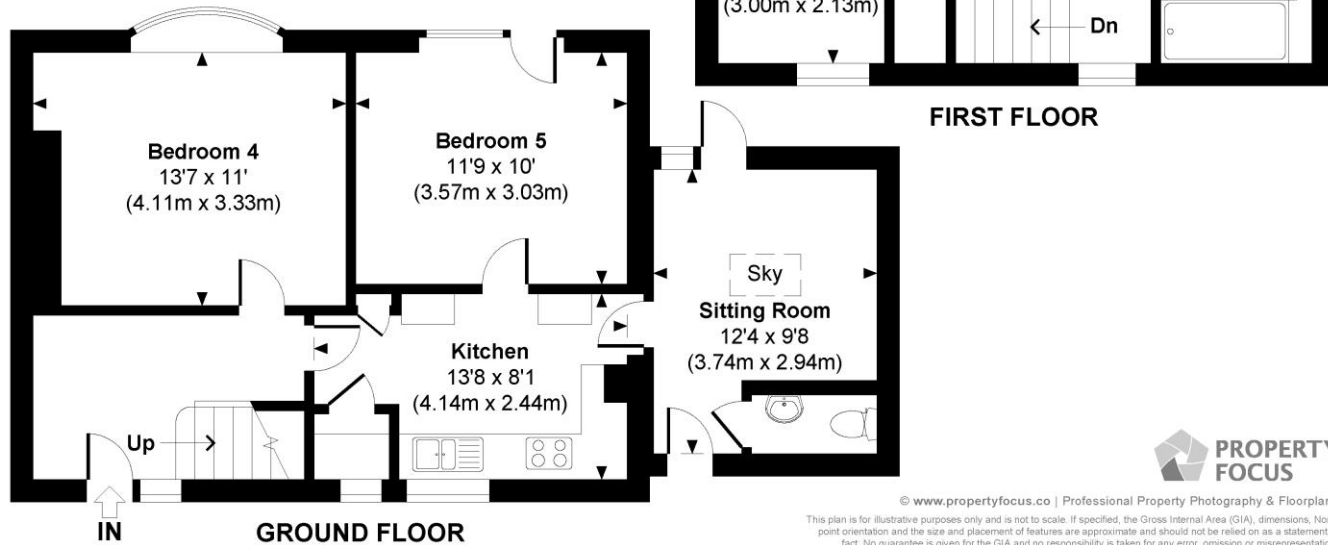






# Wolfe Close

Approximate Gross Internal Area  
Total = 1092 Sq Ft / 101.40 Sq M



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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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### Directions

From our offices in Southgate Street turn left into High Street and bear left towards Upper High Street. At the roundabout carry straight on into Romsey Road and follow this past the hospital to another roundabout. Carry straight on over the roundabout and over the next set of traffic lights. At the next set of traffic lights turn left into Stanmore Lane and then second right into Minden Way. Follow Minden Way as the road forks to the left and cross over Fox Lane. Continue along Minden Way until you reach the crossroads with Wavell Way where you turn right, then left into Wolfe Close. The property can be found at the end of the road.

### Location

Superbly positioned for easy access to the city centre with its 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. There is a bus stop in very close proximity to the property with regular services into the city centre. The M3 motorway and A34 are also easily accessible from this location. The property is in the Kings' secondary school and Oliver's Battery primary catchment areas.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

Council tax band: C

**EPC rating:** D

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

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