



Greenhill Road, Winchester, Hampshire, SO22 5EA

Winkworth

Greenhill Road, Winchester, Hampshire, SO22 5EA

## Bright, Period, Terraced House Close to Station and Good Local Schools

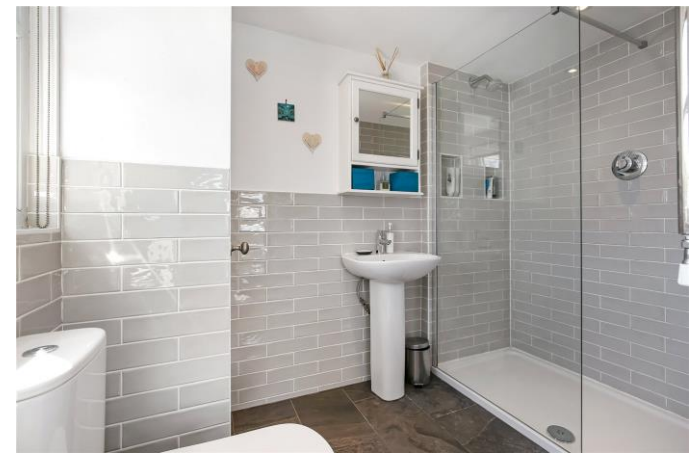
This Victorian terraced, four-bedroomed home will greatly appeal to those who want bright, well-proportioned accommodation, as well as the benefits of the excellent local schools nearby, including Western Primary, Westgate All Through School and Peter Symonds Sixth Form College.

The attractive sitting room to the front features an original bay window with lovely window seat and useful built-in storage either side of a wood burner. An archway leads through to the dining room with built-in shelving, understairs storage and a sash window overlooking the garden. To the rear is a well-appointed, modern, kitchen with fitted base and eye-level units providing ample storage. Integrated appliances include oven, grill, hob, microwave, dishwasher, fridge/freezer, washing machine and tumble drier. A door leads out to the patio and garden beyond.

On the first floor there are three bedrooms and a family bathroom. Two of the bedrooms are doubles and another, to the rear, is a single with the benefit of built-in storage. The full-tiled family bathroom with shower over the bath completes the accommodation on this floor. Stairs rise to the second floor which has been wonderfully converted to provide an excellent, bright, spacious principal bedroom with integrated storage and a contemporary en-suite shower room.

The tiered garden at the rear has a patio immediately adjacent to the house with steps up to the remainder laid to lawn with shrub borders. To the front, the house is attractively set back behind a low brick wall. Permit parking is available on the road.





**Greenhill Road, Winchester, Hampshire,  
SO22 5EA**

**Directions**

From the Winkworth office in Southgate Street, turn left into High Street. At the mini roundabout take the second exit into Upper High Street and turn left over the railway bridge into St Paul's Hill. At the mini roundabout turn left into Elm Road. At the top of the road go left into Avenue Road and then straight across into Greenhill Road. The property can be found on the left-hand side.

**Location**

Greenhill 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, Winchester University, museums and, of course, the city's historic cathedral. The property is situated in the catchment for good local schools, namely Western Primary and The Westgate All Through School.

**Tenure:** Freehold

**Services**

Mains gas, electricity, water and drainage

**Winchester City Council**

Council tax band: D

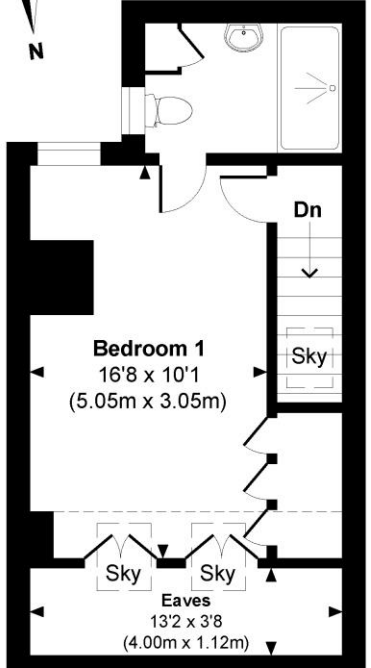
**EPC rating:** D

**Viewings**

Strictly by appointment with Winkworth Winchester Office

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

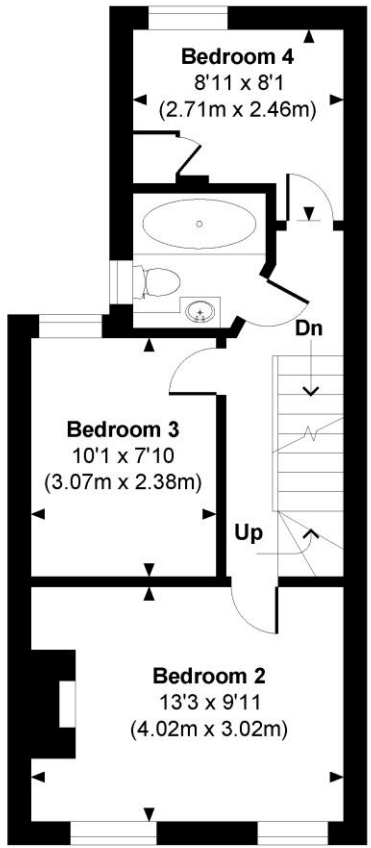
**Greenhill Road**  
Approximate Gross Internal Area  
Total = 1200 Sq Ft / 102.15 Sq M  
Includes areas with Restricted room height.



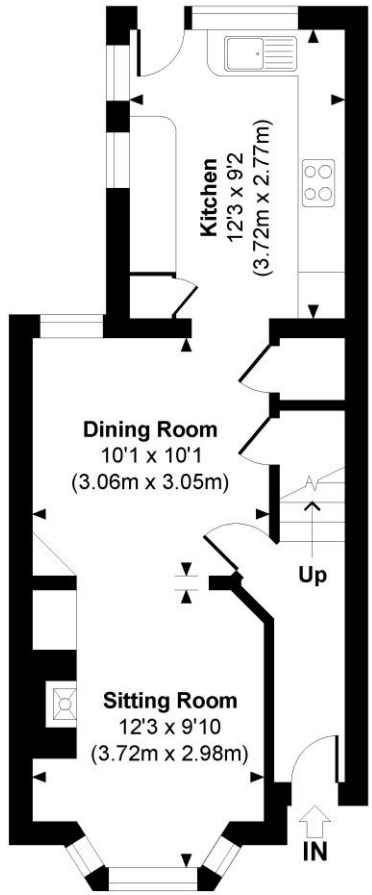
**SECOND FLOOR**



© 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.



**FIRST FLOOR**



**GROUND FLOOR**

Indicates restricted room height less than 1.5m.

**Winkworth Winchester**  
2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT  
01962 866 777 | [winchester@winkworth.co.uk](mailto: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](mailto:countryhouse@winkworth.co.uk)

