



FAIRFAX CLOSE WINCHESTER, HAMPSHIRE SO22 4LP

Winkworth



FAIRFAX CLOSE
WINCHESTER, HAMPSHIRE SO22 4LP

SPACIOUS AND ADAPTABLE, PERFECT FOR FAMILY LIFE

This handsome detached family home is situated in a very popular cul-de-sac on the western side of the city. The property boasts generously proportioned accommodation throughout and offers excellent flexibility for modern family living.

The spacious hallway lies at the centre of the property giving access to the principal reception spaces and has some useful storage cupboards. The welcoming sitting room with log burner fireplace is a super room stretching across the rear of the property and enjoying natural light from two aspects including via a set of double doors out to the bright conservatory at the rear. On the opposite side of the hall, the dining room lies alongside the kitchen/breakfast room, opening up the possibility of combining the two rooms into one if so desired, and subject to any supporting work needed. The fitted kitchen is at the front of the house overlooking the front garden and provides ample base and eye level units. There are fitted appliances such as double oven and hob, fridge/freezer and dishwasher. A useful utility room is located off the kitchen and gives direct access to the garage and to a generous home office beyond. The office has built in cupboard space and sliding doors out to the garden. A W.C. completes the picture on the ground floor.

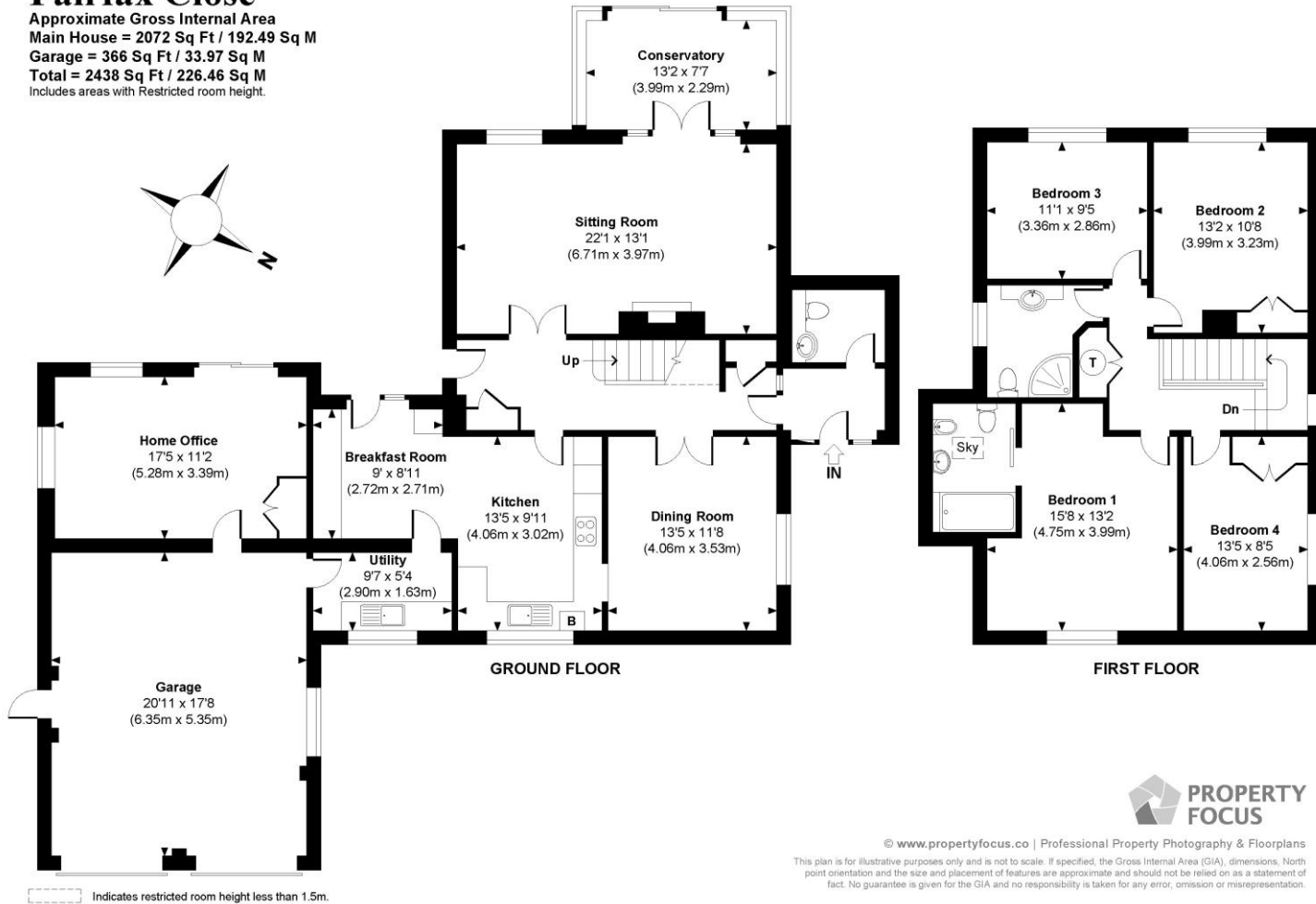
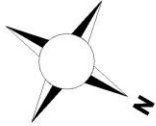
On the first floor there are four good bedrooms and two bathrooms; the main bedroom is a good size with en-suite bathroom, and there are three further double bedrooms, two with built-in wardrobes, as well as the fully tiled family bathroom with shower cubicle.

Outside to the front of the property there is a beautiful front garden laid to lawn with a selection of plants and flowers and ample off-road parking on the very generous driveway, leading to the double garage. There is side access to the attractive rear garden which is fully enclosed by hedging ensuring excellent privacy, and this is mainly laid to lawn with a paved patio area immediately to the rear of the house and with a garden shed and greenhouse at the bottom of the garden.



Fairfax Close

Approximate Gross Internal Area
Main House = 2072 Sq Ft / 192.49 Sq M
Garage = 366 Sq Ft / 33.97 Sq M
Total = 2438 Sq Ft / 226.46 Sq M
Includes areas with Restricted room height.



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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.

Fairfax Close, Winchester, Hampshire SO22 4LP

Directions

From Winkworth 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 and then immediately right into Olivers Battery Road North. Fairfax Close is on the right after St. Peters School.

Situation

Fairfax Close is ideally located to provide access to both Southampton and the city of Winchester with its railway station (links to London Waterloo in approx. 55 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum and of course the city's historic cathedral. The M3 motorway is easily accessible from this location.

Tenure

Freehold

Services

Mains gas, electricity, water and drainage

Council tax band

G - Winchester City Council

EPC rating

D

Viewings

Strictly by appointment with Winkworth Winchester office

Winkworth.co.uk/winchester

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Winkworth

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