



Park Road, Winchester, Hampshire, SO22 6AA

Winkworth



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Attractive detached family home with superb garden

Located within a highly desirable location is this neatly presented, substantial detached property, circa 2290 sq. ft. The house has been well-maintained and offers a pleasing balance between reception spaces and bedrooms - making it a perfect family home.

The spacious entrance hall has the downstairs accommodation radiating from it. Positioned at the front of the property is the lovely, modern kitchen with integrated appliances which include a double oven, gas hob, dishwasher and space for a fridge freezer. A kitchen island with a convenient breakfast bar is a super addition. Leading off from the kitchen is the useful utility room with sink, space for appliances and a door leading out to the garden. To the rear of the house, the large, inviting sitting room has a lovely original fireplace and the same beautiful wooden floors found in the hallway. The sizeable conservatory is connected via double doors and offers an appealing space to enjoy views over the garden with double doors providing access out to it. Adjacent to the sitting room, the study is an ideal space for those who work from home, with the convenient downstairs WC located just alongside. Completing the downstairs accommodation is the snug - a fantastic, versatile space which perhaps could be used as a playroom or family room. The room benefits from double doors which lead out to the garden.

Stairs rise to the first floor where there are four bedrooms. The master bedroom is a fantastic size and benefits from both a walk in dressing room with an abundance of wardrobe space and a contemporary four piece en-suite. The three remaining bedrooms are all a good size and a family bathroom with separate bath and shower services these bedrooms.

Outside to the front there is a large driveway leading to the double garage which is flanked by a neatly kept hedge and shrubs. The rear garden has been beautifully landscaped with a large patio area stretching across the back of the property - ideal for seating or entertaining guests in the summer months. A few steps lead up to the large lawn area with mature, well stocked borders lining the boundary and providing plenty of privacy. A gate provides rear access.



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Approximate Gross Internal Area
Main House = 2069 Sq Ft / 192.2 Sq M
Garage = 229 Sq Ft / 21.3 Sq M
Total = 2298 Sq Ft / 213.5 Sq M



Directions

From Jewry Street continue on the road and turn left onto City Road. Take a slight right onto Andover Road. Turn right onto Park Road and the property will be on the right-hand side.

Location

Park Road is ideally located to give easy access to Winchester railway station. It is a short walk to the high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum and of course the city's historic cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is situated within the St Bede and Westgate school catchments.

COUNCIL TAX: Band G, Winchester City Council.
SERVICES: Mains Gas, Electricity, Water & Drainage.
BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach April 2025
MOBILE SIGNAL: Coverage With Certain Providers.
HEATING: Mains Gas Central Heating.
TENURE: Freehold.
EPC RATING: D
PARKING: Off street parking on driveway.

Viewings

Strictly by appointment with Winkworth Winchester Office



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.

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

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