



Greenhill Road, Winchester, Hampshire, SO22 5DU

Winkworth



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Generous Semi-Detached Home Offered with No Forward Chain

Offered with no forward chain, this attractive semi-detached property is comfortable and expansive, with great potential to become a superb modern family home. Nicely situated on this well-established and sought-after residential street in Fulflood, the house is within the catchment area for the outstanding-standard Westgate All Through School and Western Primary, as well as being close to Peter Symonds Sixth Form, meaning it will certainly appeal to families. In addition, the railway station is a short distance away, giving access to the mainline service to London Waterloo. Overall, the property's ideal location bears all the hall marks of a highly desirable, settled and friendly neighbourhood.

The double driveway and pretty, shrub-bordered front garden lead to the vine surrounded porch, and an entrance hall with generous understairs storage. The traditional sitting room at the front of the property is a lovely bright space with large bay window, while beyond lies a generous dining room with a door directly out to its own secluded patio. The charming, sunny kitchen has been extended out beyond the dining room and offers plenty of scope for creating a generous kitchen diner, or could be combined with the family room that lies to the other side of the kitchen. The family room itself is a good size with views over the garden and side access to the front and rear of the house. A useful downstairs shower room sits alongside the family room and there is internal access to the integral garage from this location. This provides a third off-street parking space or could be easily converted if a fourth reception room is required.

To the rear, a super decked area lies immediately behind the house, providing plenty of space for outside entertaining. Two flights of steps lead down to the attractive, mature rear garden which, at 110 feet long, is a generous size. The garden is a quiet, private space, mainly laid to lawn and well stocked with a selection of plants and trees. There is plenty of room to add a home office or studio if desired.

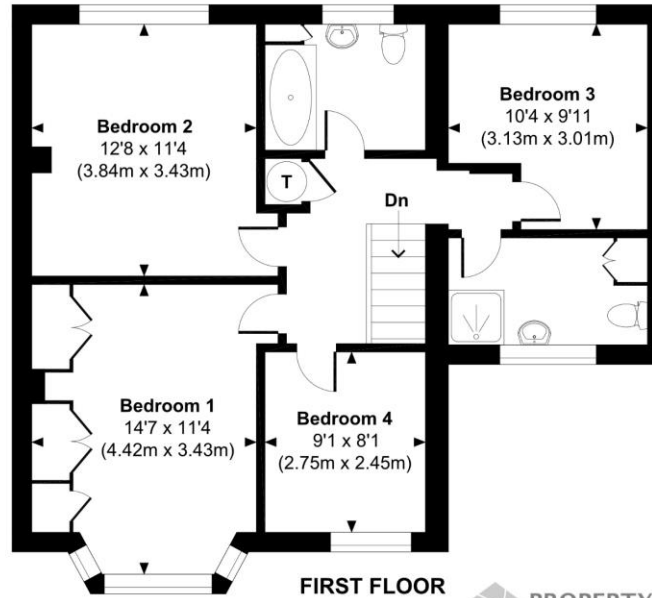
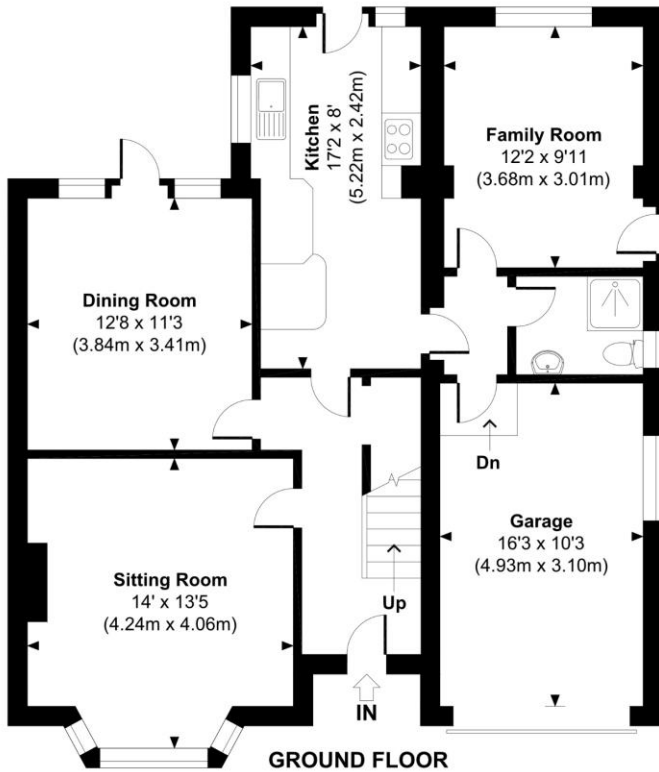
From the hallway, the stairs lead to the first floor, where there are four good bedrooms, a bathroom and a shower room. Bedrooms one and two are both large doubles, with bedroom one having an attractive bay window and excellent built-in wardrobes. Bedroom three is also a double, while bedroom four is a good-sized single. There is a family bathroom to the rear of the house and a shower room alongside bedroom three. Following many of the other properties on the road, there is scope to convert the loft into additional bedrooms and bathrooms, subject to relevant permissions.

In summary, the arrival of this sizable property on to the market provides a rare opportunity to secure a substantial plot of land and comfortable living space just short walks away from the area's great local schools, Winchester's train station and its idyllic town centre.



Greenhill Road

Approximate Gross Internal Area
Main House = 1483 Sq Ft / 137.77 Sq M
Garage = 164 Sq Ft / 15.28 Sq M
Total = 1647 Sq Ft / 153.05 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 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. Go up Greenhill Road towards the top and the property can be found on the right-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: E

EPC rating: D

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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Winkworth

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