



Greenhill Road, Winchester, Hampshire, SO22 5EA

Winkworth



Greenhill Road, Winchester, Hampshire SO22 5EA

## A charming period home with a delightful garden setting.

Attractively set back from the street, the property immediately presents an attractive red-brick façade with bay window and period detailing, setting the tone for the character found throughout.

The front door opens directly into a short hallway then opens up into the generous open-plan sitting and dining room, a bright and welcoming space that allows for a variety of layouts to suit individual needs. To the front, there is a wide bay window which draws in excellent natural light, providing an ideal setting for relaxation. A decorative period fireplace with tiled surround forms an attractive focal point, complemented by high ceilings and a neutral décor which enhances the sense of space. There is ample space for a dining table at the rear of this large room, making an ideal layout for both everyday living and entertaining. A door leads through to the kitchen at the rear. The kitchen is well appointed, offering a good range of fitted units, worktop space and room for essential appliances. A window and door to the rear provide plenty of natural light and give direct access out to the garden, creating an easy flow between indoor and outdoor living.

Upstairs, the first floor offers two well-proportioned bedrooms. The principal bedroom is located at the front of the house and benefits from a bay window, providing a bright and spacious main bedroom with room for wardrobes and additional furniture. The second bedroom sits to the rear, overlooking the garden, and would make an excellent guest room or home office. The family bathroom is positioned between the bedrooms and is fitted with a white suite including a bath with shower over, wash basin and WC.

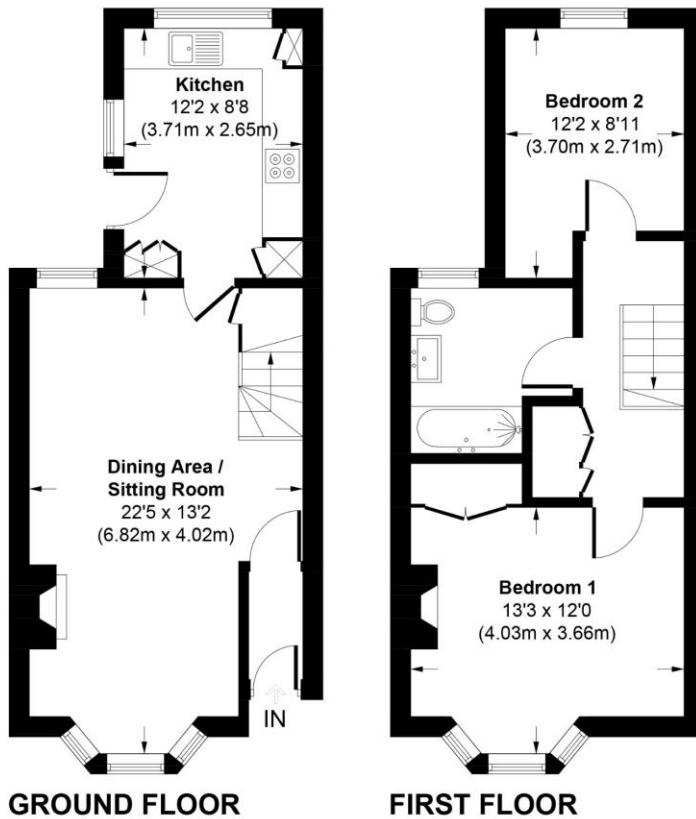
The rear garden enjoys a good degree of privacy and has been arranged with a paved seating area directly outside the house, ideal for outdoor dining, leading up to raised borders and established planting. Mature shrubs and greenery provide a pleasant outlook and a sense of seclusion, making it a peaceful and versatile outdoor space.

Overall, this is a well-balanced and characterful home that would suit anyone looking for period charm and a practical layout in a desirable Winchester location.



## Greenhill Road, SO22 5EA

Approximate Gross Internal Area = 788 Sq Ft / 73.2 Sq M



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 Winchester High Street, proceed towards Staple Gardens and continue to the roundabout, where you take the straight-ahead exit onto Romsey Road. Follow Romsey Road for a short distance before turning right into West End Terrace. Continue along West End Terrace as it becomes Cheriton Road, then take the next left turn into Greenhill Road. The property will be found a short distance along 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, museums and, of course, the city's historic cathedral. The house is situated in the catchment for good local schools, including Westgate All Through School and Western Primary, and is close to Peter Symonds College.

### PROPERTY INFORMATION:

**COUNCIL TAX:** Band C, Winchester City Council.

**SERVICES:** Mains Gas, Electricity, Water & Drainage

**BROADBAND:** Full Fiber Broadband Available to Order Now. Checked on Openreach February 2026.

**MOBILE SIGNAL:** Coverage With Certain Providers.

**HEATING:** Mains Gas Central Heating.

**TENURE:** Freehold.

**EPC RATING:** D

**PARKING:** Permit parking

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