



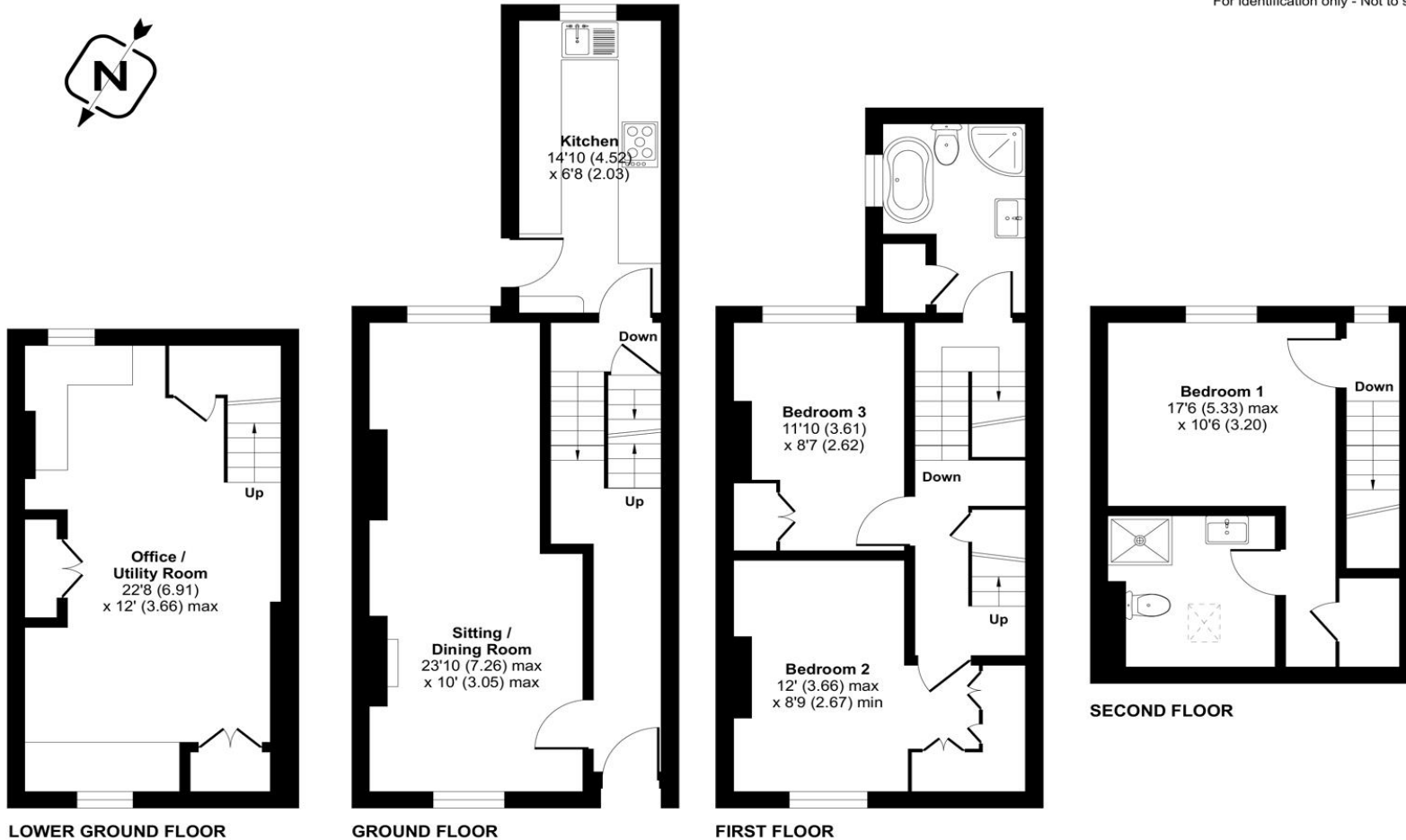


ACCOMMODATION

With the benefit of off-road parking, this splendid property is ideally positioned within a short walk from Westgate School, Winchester mainline railway station and the city centre. This superb three/four-bedroom family home enjoys a range of accommodation based on four floors. On arrival, a door leads into a welcoming entrance hallway with stairs allowing access to the lower and upper floors. In turn, a door leads through to the open-plan sitting room/dining room. This room enjoys windows to the front and rear aspects, as well as a feature wood-burning stove. The kitchen can be found at the rear of the property and is fitted with a range of stylish matching units, a butler sink and a breakfast bar. The lower level features a generous versatile room, which is currently arranged as an office/cinema room but has also been used as a fourth bedroom. On the first floor, two of the bedrooms are found both with built-in storage, together with the family bathroom. Stairs again lead up to the top floor where the main bedroom can be found, benefitting from a fabulous en-suite bathroom. Outside, the rear garden is a delightful courtyard area which is private and enclosed. The property also enjoys off-road parking to the front of the driveway.

Approximate Area = 1328 sq ft / 123.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Charters Estate Agents Limited. REF: 1001119



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Fulford is one of Winchester's most popular areas; it is close to the railway station and a short walk to the splendid and historical cathedral city centre, with much character and diverse architecture, whilst successfully delivering a modern cosmopolitan feel, concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding education establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, The New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.



SPECIFICATION

- Three/four-bedroom family home
- Walking distance to Winchester mainline train station and the High Street
- Walking distance to Westgate School
- Over 1300 sq ft of accommodation across four floors
- Driveway parking
- Open plan sitting and dining room
- Fitted kitchen
- Main bedroom with ensuite bathroom
- Enclosed courtyard rear garden

LOCAL AUTHORITY

Winchester City Council

Council Tax Band - D

ASKING PRICE

Guide Price £700,000

TENURE

Freehold