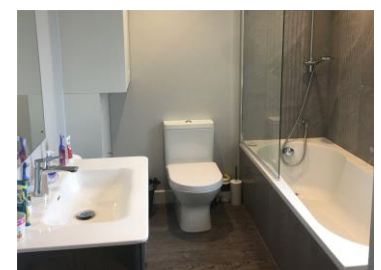




Stockbridge Road, Winchester, Hampshire, SO22 6RN



## ACCOMMODATION

Welcome to this exquisite four-bedroom Victorian terrace, elegantly nestled in the heart of Fulford, Winchester. This captivating residence seamlessly combines the timeless charm of Victorian architecture with modern sophistication, boasting a graceful extension that enhances both space and functionality. As you approach the property, you are greeted by a charming facade that reflects the historical richness of the era. Step through the front door, and you'll find a meticulously designed interior that seamlessly blends classic features with contemporary elements. The ground floor exudes a sense of openness, with a stunning modern kitchen/breakfast room, featuring an array of sleek wall, base and drawer units and a breakfast bar. The real heart of the home lies in the thoughtfully extended sitting/dining room, a space that effortlessly combines practicality with style and spills out onto the private rear garden. Upstairs, the property offers four generously sized bedrooms, each uniquely designed to provide comfort and tranquillity and all served by two family bathrooms. Externally, the rear garden extends the living space outdoors, offering a private sanctuary for relaxation and entertaining. Whether enjoying a morning coffee on the patio or hosting a summer barbecue, the garden provides a perfect escape from the hustle and bustle.

Disclaimer: Please note the photographs are for illustrative purposes only.



Approximate Area = 1378 sq ft / 128 sq m  
 Limited Use Area(s) = 33 sq ft / 3 sq m  
 Garden Office = 108 sq ft / 10 sq m  
 Total = 1519 sq ft / 141 sq m  
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	74	
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1093220



### SITUATION

The cathedral city of Winchester has more comprehensive facilities which include independent shops and boutiques, fine restaurants, contemporary bars and a thriving bi-monthly Farmers Market. The famous Cathedral and beautiful Water Meadows are within the city and there is network of footpaths and bridleways for walking and riding in the surrounding countryside in and around Shawford, Compton and Winchester. There are excellent connections to the M3, M27, A34, the South Coast and the New Forest. Southampton International Airport is 13 miles away. Schooling is typically excellent, the area also offers a choice of the country's finest private schools, including The Pilgrims' School, Twyford Preparatory School, Winchester College and St. Swithun's School.



#### **SPECIFICATION**

- Exquisite Victorian family home
- Timeless charm and modern sophistication
- Inviting sitting/dining room with feature fireplace
- Sleek modern kitchen/breakfast room
- Four bedrooms arranged over two floors
- Two family bathrooms
- Enclosed rear garden and garden office

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: D

#### **GUIDE PRICE**

Asking Price £700,000

#### **TENURE**

Freehold