



Fairfield Road, Winchester, Hampshire, SO22 6SF



## ACCOMMODATION

This beautifully presented Victorian townhouse is located in one of Winchester's most popular areas and is within walking distance to the mainline railway station and High Street. Internally the property has been lovingly maintained and updated over recent years and provides an ideal layout for family living. Internally the welcoming entrance hall leads you through to the sitting room with a feature bay window and attractive fireplace, doors open to the dining room which displays a second feature fireplace with ample room for a dining suite. The sleek kitchen/breakfast room provides a modern and well-planned handleless kitchen with a vaulted ceiling and Velux style windows which provides direct access to the rear cottage style garden via French doors allowing superb natural light to flood the room. A convenient guest cloakroom completes the ground floor. The first floor continues to impress with three comfortable bedrooms and the contemporary family bathroom. The second floor is home to a further double bedroom/study. Externally the private and mature garden is mainly laid to lawn and boasts beautiful established borders with a patio terrace, ideal for al fresco dining.



Approximate Area = 1190 sq ft / 110.5 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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1112605



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 mainline railway station and a short walk to the city centre. 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 educational 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

- Beautiful character family home within excellent school catchments
- Sought-after location close to the mainline railway station and High Street
- Four bedrooms
- Contemporary family bathroom and guest cloakroom
- Superb kitchen/breakfast room
- Sitting room and dining room
- Private rear garden
- Residents' permit parking available



### LOCAL AUTHORITY

Winchester City Council (Tax Band D)

### ASKING PRICE

£800,000

### TENURE

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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