





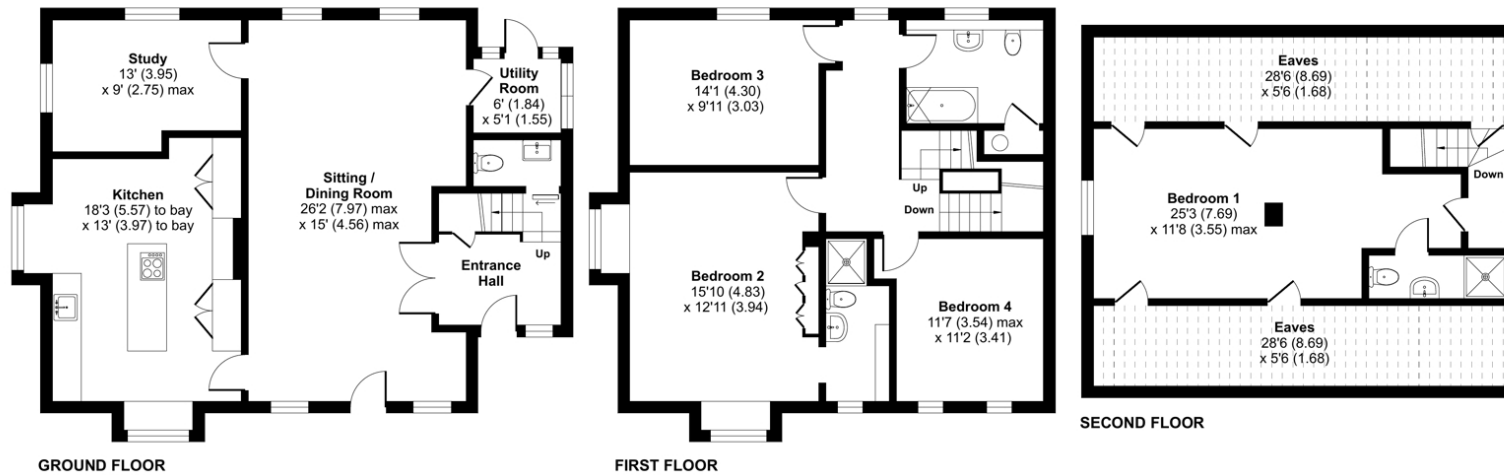
ACCOMMODATION

Situated on the sought-after Park Road in Winchester, this substantial detached home offers generous living space and versatile accommodation across three floors. The ground floor features a bright and airy front-to-back sitting room, a separate study—ideal for home working—and a well-proportioned kitchen with ample space for a breakfast table. Upstairs, the first floor comprises of three spacious double bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom. The loft has been thoughtfully converted to provide an additional double bedroom with its own en-suite, perfect for guests or extended family. Externally, the property benefits from a good-sized front garden, mainly laid to lawn, as well as a single garage providing convenient storage or parking. This charming home offers an excellent balance of space, comfort, and practicality in a prime Winchester location.

Approximate Area = 1961 sq ft / 182.1 sq m
 Limited Use Area(s) = 360 sq ft / 33.4 sq m
 Total = 2321 sq ft / 215.5 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	81	88
(69-80)	C		
(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	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1244577



SITUATION

Superbly set within the heart of Winchester city close to the train station and to the town centre. Winchester is steeped in history, particularly around the cathedral and college. The thriving city has an interesting range of shops, restaurants, contemporary bars and cultural amenities including a theatre, cinema and sports centre. Communications are excellent with the A34, M3 and M27 within easy reach.



SPECIFICATION

- Detached
- Close to Station
- In Excess of 2,000 Sq Ft.
- Garage
- Driveway Parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band G

GUIDE PRICE £1,000,000

TENURE

Freehold