



Conifer Close, Winchester, Hampshire, SO22 6SH

Winkworth



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A Convenient Ground-Floor Home Close to Winchester City Centre

Situated in a quiet residential close in a popular Winchester location, this well-proportioned two-bedroom ground-floor apartment offers approximately 618 sq. ft of practical and versatile accommodation, together with an enclosed, shared rear garden, garage and parking within the development.

The property is entered via a central hallway, which gives access to two comfortable bedrooms, a family bathroom fitted with a shower over the bath, and a separate kitchen with a good range of fitted units and worktop space. The generous sitting/dining room provides room for both relaxed seating and dining, with direct access out to the garden.

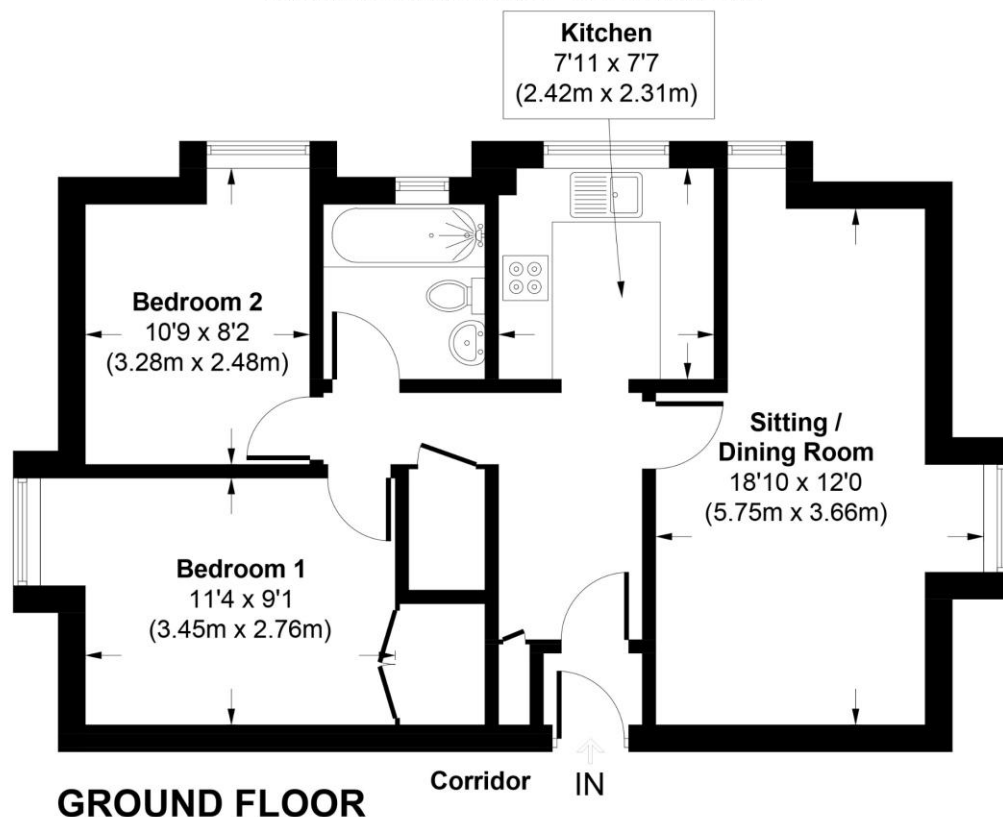
Outside, the enclosed, shared garden provides a pleasant and manageable space for outdoor dining, entertaining or planting. Further benefits include a garage located in a nearby block.

Offering excellent potential to personalise and update to individual taste, this is an appealing first home, downsize or investment opportunity, conveniently positioned for access to Winchester city centre, local amenities, schools and transport links.



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Approximate Gross Internal Area = 618 Sq Ft / 57.4 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 our offices on Winchester High Street, continue onto Upper High Street. At the roundabout, take the second exit onto St Paul's Hill, then turn left onto Stockbridge Road. Continue onto Fairfield Road and turn right into Conifer Close, where the property will be found on the right-hand side.

Location

Conifer Close 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 Western Primary and Westgate Secondary and is close to Peter Symonds College and its grounds.

PROPERTY INFORMATION:

COUNCIL TAX: Band C, Winchester City Council.

SERVICES: Mains Gas, Water and Drainage.

BROADBAND: Full Fibre Broadband Available to Order Now. Checked on Openreach July 2026.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas and Electricity.

TENURE: Leasehold

EPC RATING: C

PARKING: Residents Parking and Garage.

LEASEHOLD EXPIRES: 29/09/2075

SERVICE CHARGE: £1,700 pa

GROUND RENT: £30 pa

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

Winkworth Winchester

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