



Fairfield Road, Winchester, Winchester, Hampshire, SO22 6SF

Winkworth

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## Lovely Victorian terraced house in Fulflood

This beautiful Victorian terraced house is located in a desirable road tucked away in Fulflood and offers well-proportioned and neatly presented accommodation to create a fantastic family home.

The inviting sitting room lies at the front of the property featuring stripped wooden floors, a log burner and bay with original sash windows offering plenty of natural light. Beyond this the dining room is another very appealing room with attractive wooden floors, feature fireplace and useful built-in shelving. The converted basement is accessed here via a flight of stairs - a spacious area currently used as a study and offering ample storage. Positioned to the rear of the property is the kitchen with modern work tops and floor level units, shelving on the walls and a range cooker. An archway leads through to the utility area which provides an abundance of storage cupboards, space for appliances such as a washing machine and tumble dryer. There is a downstairs WC here and a door provides access into the rear garden.

Stairs from the hallway rise to the first floor where there are two double bedrooms which both benefit from built-in wardrobe space. Bedroom two also features a delightful period fireplace. Positioned at the rear on this floor is the large, contemporary four-piece family bathroom. A further flight of stairs rises to the converted loft where bedroom one is located - a bright and welcoming space thanks to several velux windows and enjoying ample storage.

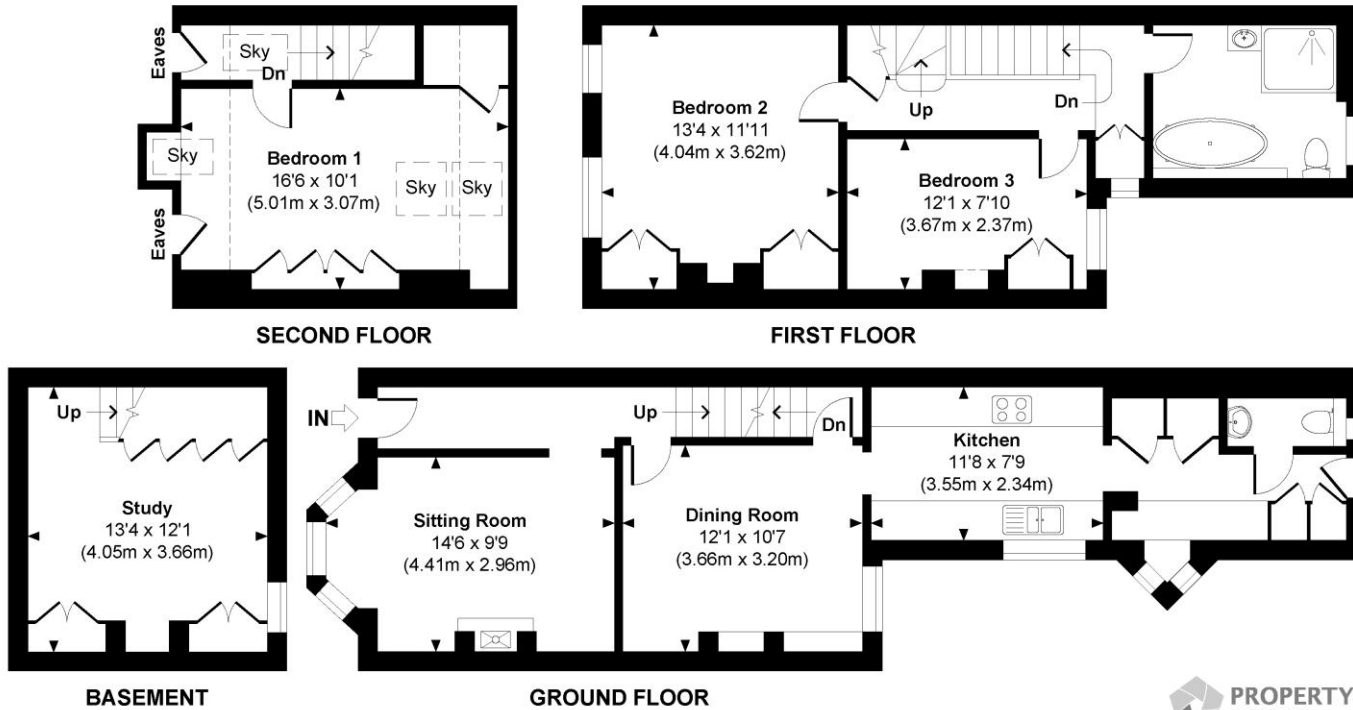
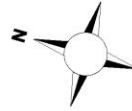
To the rear of the property is the beautifully landscaped and low maintenance garden, with a raised patio area that is perfect for seating directly outside of the property together with an artificial lawn flanked by shingle. There is permit parking on the road.





# Fairfield Road

Approximate Gross Internal Area  
Total = 1330 Sq Ft / 123.56 Sq M  
Includes areas with restricted room height.



Indicates restricted room height less than 1.5m.

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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 Southgate Street, turn left into the High Street taking the second right at the roundabout into Upper High Street. Take the next left over the railway bridge and right at the roundabout into St. Pauls Hill. Go straight over the next roundabout onto Stockbridge Road and Fairfield Road is the first road on the right hand side.

### Location

Fairfield Road is very desirable and 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.

COUNCIL TAX: Band D, Winchester City Council.  
SERVICES: Mains Gas, Electricity, Water & Drainage.  
BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach March 2025.  
MOBILE SIGNAL: Coverage With Certain Providers.  
HEATING: Mains Gas Central Heating.  
TENURE: Freehold.  
EPC RATING: D  
PARKING: Permit parking.

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

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