



Cranworth Road, Winchester, Hampshire, SO22 6SE

Winkworth



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Elegant period property offering well-proportioned living space

This wonderfully proportioned and elegant, detached period property offers an exceptional amount of space and there is potential to increase this by extending in a variety of ways. This lovely home will appeal greatly to those who want characterful accommodation within very close proximity to the station and excellent local schools, including Western Primary, The Westgate School and Peter Symonds Sixth Form College.

The wide, elegant hallway gives a wonderful first impression, with high ceilings, and turning staircase leading off to one side. The inviting, spacious sitting room again with lovely high ceiling lies at the front of the property featuring an attractive fireplace, period features and bay window with original sashes. A further large reception space beyond this is a versatile family room with a feature fireplace, patio doors that lead out to the garden and a useful serving hatch that connects to the dining room. Adjoining the kitchen towards the rear, the dining room is a lovely bright room with dual aspect windows and a wood burner as well as a built-in display cabinet. Next comes the large, modern kitchen also with dual aspect windows, ample cupboard and worktop space, a convenient breakfast bar and integrated appliances including oven, grill and dishwasher. A conservatory leads off the kitchen - a lovely space for relaxing with a sliding door providing access to the garden. At the rear of the property there is access to a useful downstairs WC, a large storage cupboard and door leading out to the garden.

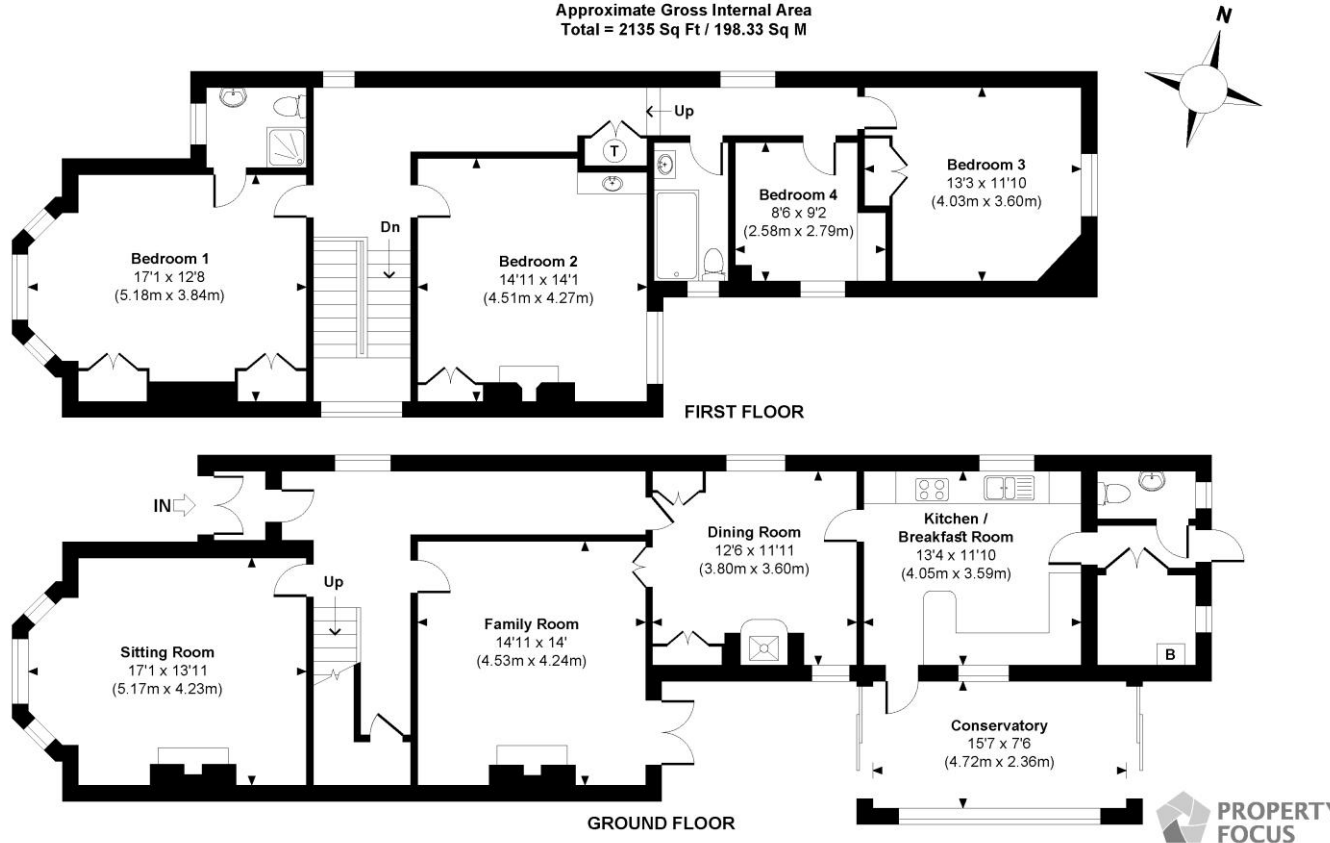
Turning stairs rise from the hallway to the first floor where there are four excellent bedrooms, three of which benefit from built-in storage, and a family bathroom. Bedroom one is another very elegant room located at the front of the property. Flooded with natural light courtesy of the large bay window, it also enjoys an en-suite shower room. Bedroom two is a pleasing size with a beautiful feature fireplace, while bedroom three is another great sized room and is positioned to the rear of the property with views over the garden.

Outside, the private, mature rear garden is a generous size with shrubs and trees lining the borders. Mainly laid to lawn, there is a patio area to the side covered by a pergola. To the front of the property, a wall borders the boundary with a neatly presented hedge providing privacy. There is gated access to the garden at the side of the property and permit parking is available on the road.



Cranworth Road

Approximate Gross Internal Area
Total = 2135 Sq Ft / 198.33 Sq M



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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. Turn right at the next roundabout into Stockbridge Road and Cranworth Road is the next turning on the left.

Location

Cranworth Road 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. The road itself is very desirable, being populated with some of the more substantial period houses available to Winchester buyers.

COUNCIL TAX: Band F, 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: E

PARKING: Permit parking under zone L.

Viewings

Strictly by appointment with Winkworth Winchester Office

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

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