



Greenhill Road, Winchester, Hampshire, SO22 5EE

Winkworth



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A Bright and Inviting Traditional Character Property, in Ever Popular Fulflood

This charming and beautifully presented Victorian, end-of-terrace house enjoys lots of natural light throughout and is situated within a very popular and accessible location, benefitting from the excellent local schools nearby, including Western Primary, The Westgate Schools and Peter Symonds Sixth Form College. The property is within a short walk to the national railway station and the City centre.

The lovely, inviting sitting room at the front features an attractive fireplace. Adjacent to the sitting room is a classically positioned, attractive dining room with exposed wooden floorboards and a log burner. The rear of the house includes a modern, well-appointed kitchen with fitted units providing ample storage space, and integrated appliances including a double oven with five ring gas hob. Beyond this is a useful utility room with door out to the garden and with a downstairs WC leading off.

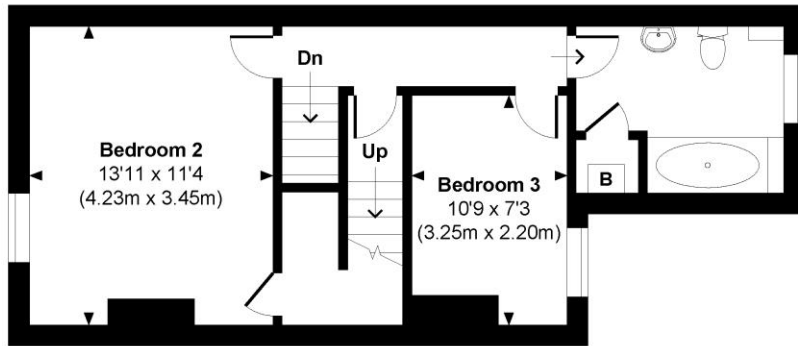
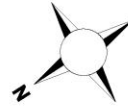
On the first floor there are two bedrooms, with one of these bedrooms benefitting from a large built-in storage cupboard. A generous family bathroom is situated to the rear of the first floor with bath and shower over and a useful airing cupboard within. Stairs rise to a loft conversion creating a large and inviting master bedroom with useful eaves storage and velux windows providing an abundance of natural light. The property has recently had new carpets fitted throughout.

The lovely south-facing, tiered garden at the rear is a real delight with its endless paths and steps to the top, offering fantastic rooftop views over Fulflood. The garden offers a beautiful selection of plants and shrubs as well as an apple tree and Asian Maple trees. A seating area just outside the utility room leads to steps up to a patio area – perfect for al-fresco dining. Further steps lead up to an area of lawn and beyond this is a useful garden shed. Permit parking is available on the road.

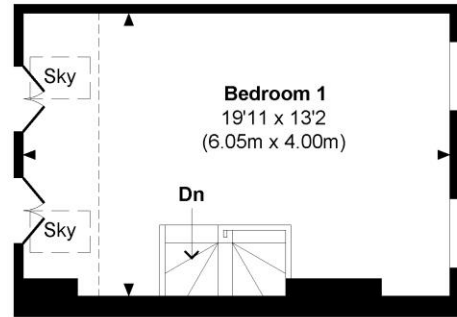


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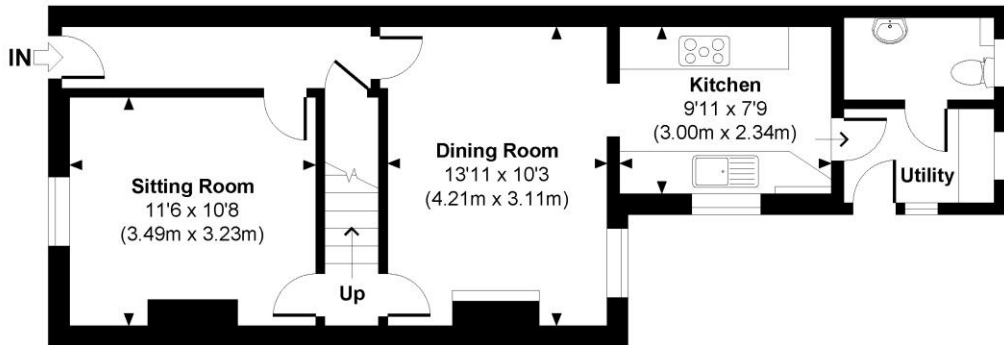
Approximate Gross Internal Area
Total = 1179 Sq Ft / 109.52 Sq M
Includes areas with Restricted room height.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

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 at the traffic lights up High Street. At the mini roundabout proceed straight across onto Romsey Road and take the second turning on the right into West End Terrace and continue onto Cheriton Road. Turn left onto Greenhill Road and the property can be found on the left-hand side.

Location

Greenhill 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 The Westgate schools, and is close to Peter Symonds College.

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach December 2024.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

PARKING: Permit parking.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: D

EPC rating: D

Winkworth.co.uk/winchester

Winkworth Winchester

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