



Rockbourne Road, Winchester, Hampshire, SO22 6JS

Winkworth

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Three Bedroom Family Home with No Forward Chain

This superbly modern, three-bedroom, family home has undergone extensive improvement, is finished in contemporary style and is offered with no forward chain.

The downstairs accommodation comprises of a bright entrance hall leading through to the open plan sitting, dining and bar area and the modern refitted kitchen. There is also a separate utility room and downstairs WC on this level.

On the first floor the property has three double bedrooms. The principal bedroom is an excellent size with the advantage of its own en-suite shower room and fitted wardrobes with mirrored, sliding doors. The two further bedrooms, one of which also has fitted wardrobes, are served by the family bathroom with bath and separate shower cubicle.

Externally the property benefits from a beautifully maintained, south facing rear garden which is accessed via double glazed, sliding patio doors from the sitting room. The garden enjoys a recently rejuvenated patio area, as well as some bordering but is mostly laid to lawn, with rear access via a gate at the bottom of the garden. To the front, the property has driveway parking that comfortably accommodates two vehicles, as well as non-permit parking on the road.

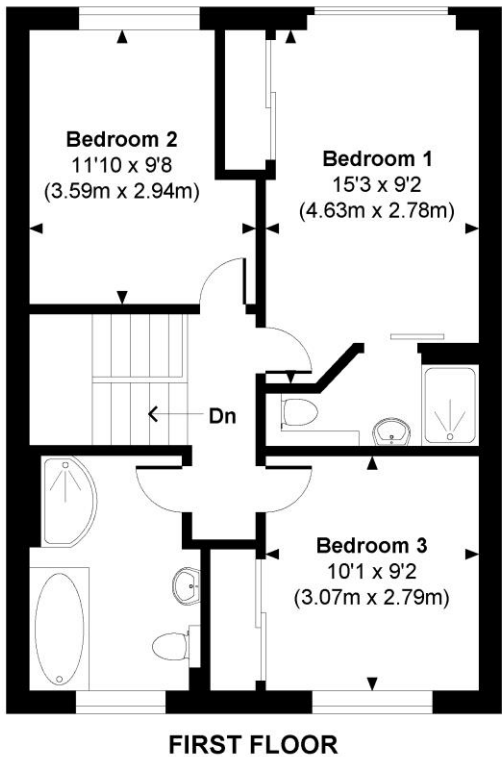
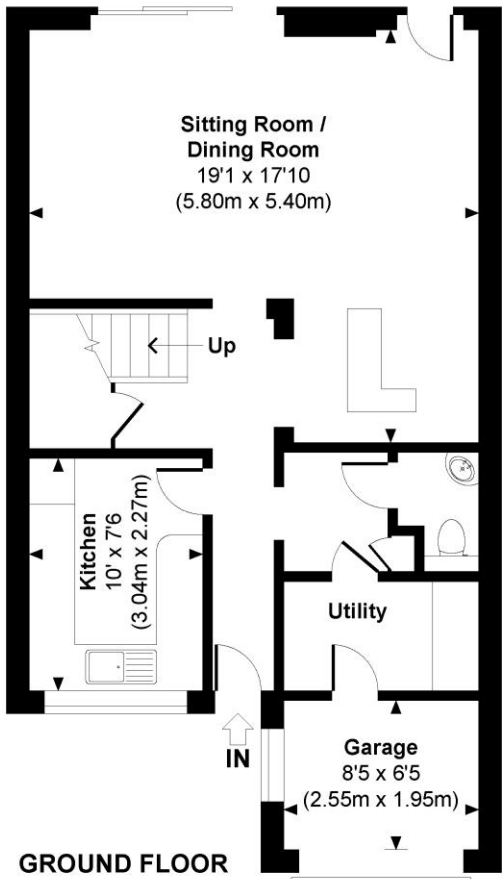
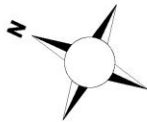




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Approximate Gross Internal Area
Main House = 1111 Sq Ft / 103.22 Sq M
Garage = 54 Sq Ft / 4.97 Sq M
Total = 1165 Sq Ft / 108.19 Sq M



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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.

Directions

From our office at 72 High Street turn left. At the mini roundabout, take the second exit into Upper High Street and turn left over the railway bridge. At the mini roundabout, turn right and proceed onto Stockbridge Road. Follow Stockbridge Road to the mini roundabout, turning right into Bereweek Road. Take the third exit into Bereweek Avenue and proceed straight over Stoney Lane. Proceed along Priors Dean Road and turn right into Rockbourne Road once you have gone past the Esso garage on your right.

Location

Rockbourne 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 M3 motorway and A34 are also easily accessible from this location. The property is situated in the catchment area for good local schools and is approximately one mile from the highly regarded Peter Symonds Sixth Form College. It benefits from good local shops nearby, both on Priors Dean Road and Stoney Lane.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: C

EPC rating: D

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU
020 7870 4878 | countryhouse@winkworth.co.uk



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