



Hatherley Road, Fulflood, Winchester, SO22 6RR

Winkworth



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Handsome, Beautifully Presented Victorian House in Hatherley Road

A handsome, extended semi-detached late Victorian house in this prime residential street in Fulflood. The house boasts much period detail in its elegant original rooms, complemented by a superb contemporary extension at the rear and an excellent loft conversion. A thorough recent refurbishment has introduced some lovely touches including beautiful dark wood flooring to much of the ground floor.

The welcoming sitting room lies at the front of the property with original square bay sash window, wood burner within the fireplace and smart alcove shelving. Beyond the sitting room is a snug/family room with fireplace and there is a large utility room and WC accessed from the hallway. At the rear of the house is the wonderful extended kitchen/dining/family room which has a large central island, larder cupboard, built-in office area and large bi-folding doors leading out to the terrace – a truly exceptional space which is the heart of this lovely home. The kitchen itself has a superb range of high quality built-in appliances, modern sleek units and wooden work tops – all in all a fantastic area for those who enjoy cooking, but who want to be part of what is an excellent area for entertaining.

On the first floor there are three good double bedrooms, including the elegant and expansive front bedroom, and a spacious and stylish modern family bathroom. An excellent conversion of the loft has provided a large main bedroom with Juliet balcony providing super views to the rear, and an en-suite shower room.

Outside, the south facing garden is at a slight angle to the house. The owners have acquired some of a neighbouring garden and the whole area has been beautifully landscaped and planted in recent years. Immediately outside the bi-folding doors is a large, raised terrace with built in lights, a perfect extension to the entertaining space within. There is a storage area at the side of the house and a small front garden. Permit parking is available.



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Approximate Gross Internal Area
Main House = 1824 Sq Ft / 169.5 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 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 Hatherley Road is the second road on the right hand side. The property is on the right hand side.

Location

Hatherley 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 schools, 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 E, 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: To be confirmed.

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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