



West Hill Park, Winchester, Hampshire, SO22 5DY



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Versatile Family Home in Catchment Area for Westgate and Western Schools

This versatile house is situated on a cul-de-sac in close proximity to the city and mainline railway station. It offers practical family accommodation and has the added benefit of a garage.

The property is entered through an enclosed porch into a central hallway leading to all the principal reception space. The spacious sitting/dining room runs almost the full length of the house and is lovely and bright courtesy of large windows to the front. The fitted kitchen leads from the dining area, with plenty of base and eye-level units, an integrated oven with hob, and space for appliances such as washing machine and fridge/freezer. The family room at the rear, presently being used as a fourth bedroom by the current occupier, has views over the rear garden. A downstairs cloakroom and understairs storage complete the accommodation on this level.

Upstairs there are three double bedrooms, two of which have fitted wardrobes, and a smart family bathroom with bath and shower over.

Outside, to the front of the house, is an open-plan garden, mainly laid to lawn. The rear garden has paving directly adjacent to the property and steps up to an area of lawn and useful shed. The garage can be accessed on foot from the end of the garden, and by car from West Hill Park.





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Directions

From our office in Southgate Street go left into the High Street and take the first left at the next roundabout onto the Romsey Road. Go over the railway line and take the fourth exit on the right into West End Terrace. Take the second left into Greenhill Road and then the third left into West Hill Park.

Location

West Hill Park 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, Winchester University, museums and, of course, the city's historic cathedral. The property is situated in the catchment for good local schools, namely Western Primary and Westgate All Through School.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: C

EPC rating: D

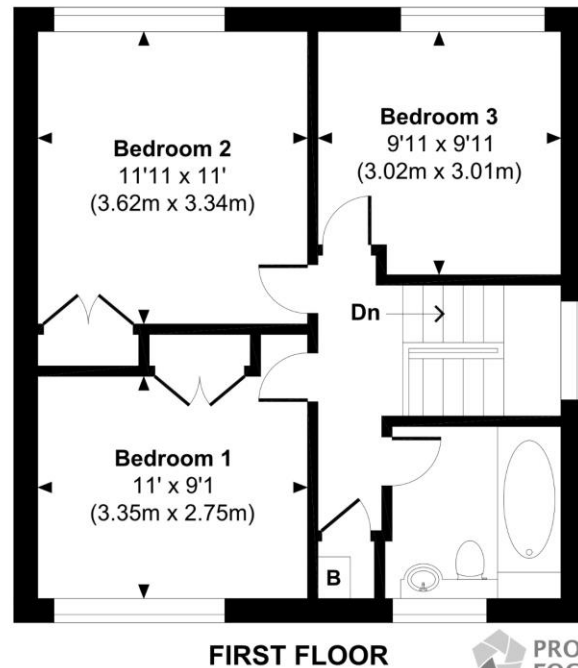
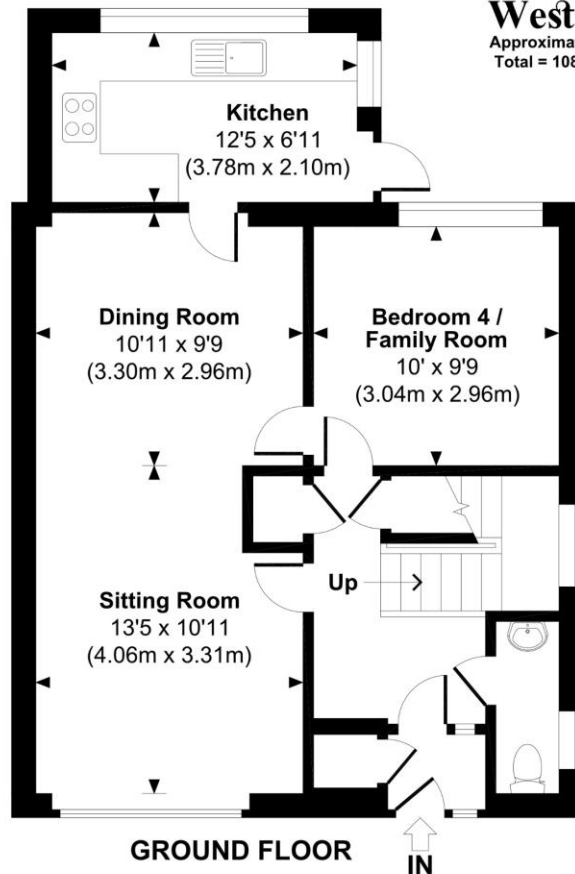
Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

West Hill Park

Approximate Gross Internal Area
Total = 1087 Sq Ft / 100.96 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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