



Silwood Close, Winchester, Hampshire, SO22 6EN

Winkworth



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Spacious Detached Family Home in a Prime Residential Location

A generously proportioned detached family house in a sought after cul-de-sac close to the city, approximately half a mile from the station and in catchment for great local schools. There is a pleasing balance between reception spaces and bedrooms, and with all the practical space one could need, this is the perfect family house.

The property is entered via a covered porch with the front door opening into a fantastic central hall, which in turn gives access to the reception rooms and kitchen. The sitting room occupies one end of the house - a lovely, light space due to its triple aspect, with French doors at the rear opening onto the garden. The dining room is open plan with the sitting-room and combined they form an L-shape. A door leads from the dining area back into the hallway and there is a useful serving hatch through to the kitchen. The kitchen itself has fitted units providing ample storage with space for appliances. A door opens onto the family room which has windows to the front and rear as well as a door opening onto the garden giving it separate external access. This space has been used by the previous owners to provide an additional bedroom which, coupled with the downstairs shower room, creates a perfect space for overnight guests or for those needing accommodation all at ground-floor level.

Stairs ascend to the first floor where there are four good bedrooms and a bathroom. The main bedroom is an excellent size with views over the garden. There are three further bedrooms, two of which have built-in storage solutions, and the family bathroom has a bath with shower over.

Outside to the front of the property there is a neat, open-plan garden alongside the driveway, which provides off-road parking leading to the garage. There is side access to the rear of the house where the well-maintained garden is mainly laid to lawn with shrub and tree borders and a paved patio providing a perfect outside dining area.



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Directions

Leave Winchester city centre via Stockbridge Road. Take the second exit at the roundabout and continue along Stockbridge Road. At the next roundabout turn right into Bereweke Road and Silwood Close is the first turning on the left.

Location

Silwood Close 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 both easily accessible from this location.

The house is situated in the catchment for good local schools including Weeke Primary and Henry Beaufort Secondary, with Peter Symonds Sixth Form College very close by, recognised for its outstanding results for pre-university education.

BROADBAND: FTTC (Fibre to the Cabinet) Available. Checked on Openreach January 25.

MOBILE SIGNAL: Coverage With Certain Providers.

PARKING: Off street parking on driveway.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

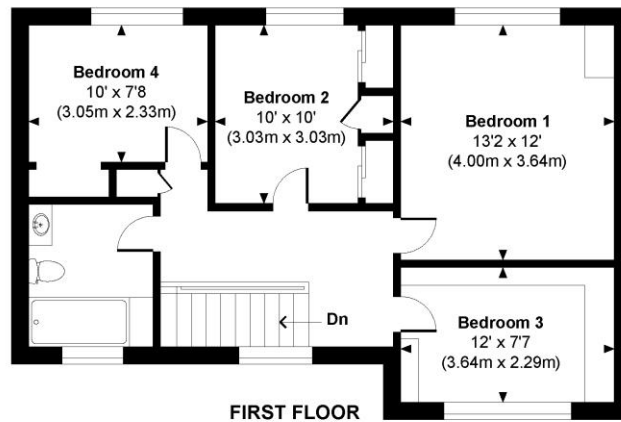
Council tax band: F, Winchester City Council

EPC rating: D

Viewings

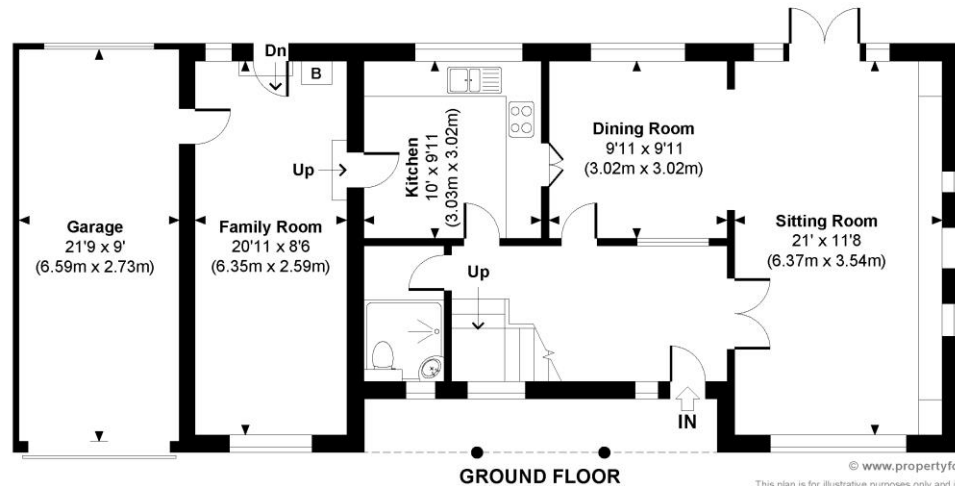
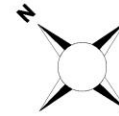
Strictly by appointment with Winkworth Winchester Office

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Silwood Close

Approximate Gross Internal Area
Main House = 1433 Sq Ft / 133.10 Sq M
Garage = 196 Sq Ft / 18.23 Sq M
Total = 1629 Sq Ft / 151.33 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.

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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