



Hatherley Road, Winchester, Hampshire, SO22 6RR

Winkworth



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Rarely Available, Handsome Edwardian House in Fulflood

This handsome, semi-detached Edwardian house is in a prime residential road in Fulflood and offers 2750 sq ft of accommodation. The house is one of the few very substantial houses in a commanding, slightly elevated position on the north side of the road with gardens backing onto Peter Symonds playing fields. The house boasts much period detail in its generously proportioned rooms, including picture rails, lovely original fireplaces and sash windows. This super home is beautifully presented with a wonderful, contemporary extension at the rear helping to create a most impressive, combined kitchen/dining/family room at the rear.

The wide, appealing hall hints at what is to come with its high ceilings, original wooden floorboards, and substantial staircase up to the first floor. A door beneath the stairs leads down to the cellar, which is still split into the traditional two rooms, providing excellent, accessible storage. A most elegant, light-filled sitting room lies at the front of the property with bay sash window, period fireplace with inset wood burner, picture rail, cornicing and storage built in to one alcove. Beyond the sitting room is the welcoming snug with cupboards flanking another elegant fireplace, large sash window and lovely wooden floor. At the rear of the house is a superb open-plan kitchen/dining/family room cleverly derived from the original kitchen and rear reception as well as from a handsome, contemporary extension. The whole room is tied together by a smart, tiled floor while a roof light plus bifolding doors to the garden ensure there is plenty of natural light. The Neptune kitchen beautifully suits the room with ample, grey units topped by a tasteful mix of both wooden and stone worktops. The superb Rangemaster stove is included in the sale and an additional inset wood burner adds extra warmth to the room if desired. Tucked off to one side is a well-planned utility room with WC off.

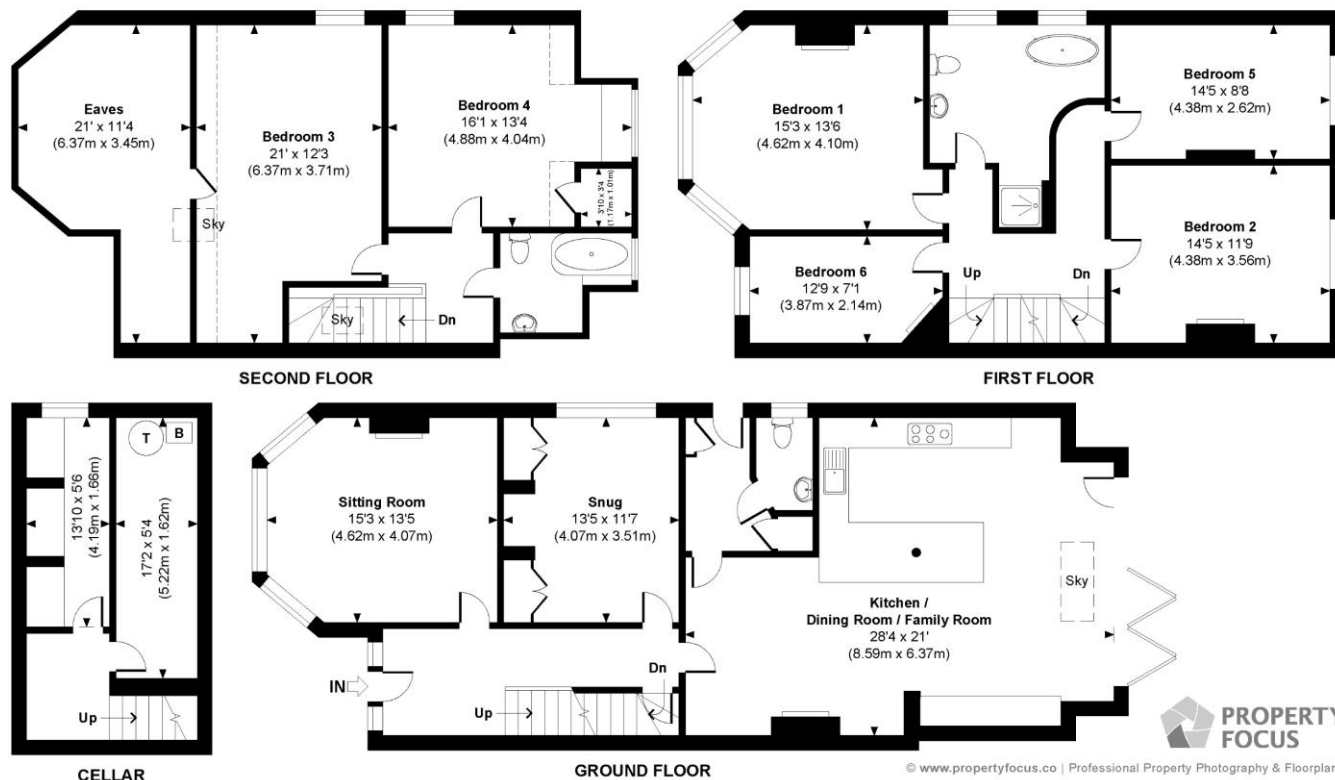
On the first floor there are four excellent bedrooms. The main bedroom at the front is a large, bright room with very large bay window, and the smaller bedroom alongside it could be converted to provide an en-suite if desired. The U-shaped landing features a wonderful, original curved wall, also evident in the striking, beautifully finished family bathroom which has both a free-standing bath and a walk-in shower. Stairs lead up from the landing to another very spacious floor with two large bedrooms (one with lots of eaves storage) and another smart bathroom with small, deep bath.

Outside to the front of the property is a small area of pretty garden to one side of the stone steps. There is side access to a lovely rear garden - A large patio area acts as a super extension to the kitchen when the doors are folded right back, and beyond this steps rise to the lawn which is flanked by attractive flower beds. Another patio/sitting area lies at the bottom of the garden where there is gated access to Peter Symonds playing field. Permit parking is available on the road.



Hatherley Road

Approximate Gross Internal Area
 Main House = 2721 Sq Ft / 252.79 Sq M
 Eaves = 177 Sq Ft / 16.41 Sq M
 Total = 2898 Sq Ft / 269.20 Sq M
 Includes areas with Restricted room height.



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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 our office 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 left-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. There are a selection of shops, restaurants and takeaways a short distance away on Stockbridge Road.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: G

EPC rating: D

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

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