



Hatherley Road, Winchester, Hampshire, SO22 6RT

**Winkworth**



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## Splendid Period Family Home in Popular Fulflood

This beautifully proportioned period property offers an exceptional amount of space over its two original floors, but also within the beautifully converted attic space. This elegant home will appeal greatly to those who want characterful and flexible accommodation that can be adjusted to their own needs. The house benefits from close proximity to the station and is in the catchment area for excellent local schools, including Western Primary and The Westgate School. The highly regarded Peter Symonds Sixth Form College is located just up the road.

On the ground floor a welcoming entrance hall leads to the light-filled sitting room with period features including large bay window, cornicing and picture rails. A wood burning stove is attractively inset within the fireplace. Beyond this is the dining room, currently used as a study - another lovely room with period fireplace and inset wood burner, and double doors out to the side of the house. To the rear of the property is the wonderful open-plan kitchen/dining/family room which is exceptionally light courtesy of large windows along one side and bi-folding doors stretching almost the full width of the house, opening onto the patio and garden beyond. There is plenty of space for comfortable seating and a table and chairs. The kitchen itself is modern and well-equipped with sleek units providing ample storage. Integrated appliances including dishwasher, washer and dryer with space for a range-style cooker and fridge/freezer. A useful understairs cupboard and a smart downstairs WC situated off the hallway complete the accommodation on this level.

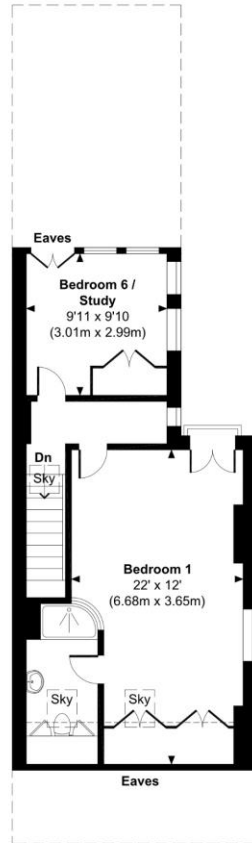
Stairs rise to the first floor where the generous bedroom to the front is an excellent size with both a large bay window and sash window, original fireplace and lovely high ceilings. Three further bedrooms and a family bathroom are also situated on this floor. From the first floor landing, stairs lead to the converted attic and the principal suite. The bedroom is a superb size with a contemporary en-suite shower room and Juliet balcony. To the rear is the sixth bedroom, used by the current owners as a study, with far reaching views across Winchester courtesy of its double aspect. This room benefits from built-in shelving and plenty of eaves storage.

Outside there is an attractive tiled footpath leading to the front door and a small area of front garden with a hedge giving privacy. A gate provides side access to the 120 ft south-facing rear garden which is beautifully landscaped, with a paved patio area directly behind the house nestled beneath a charming, vine-clad pergola, creating a perfect space for outdoor dining and entertaining. Steps lead down to a sunny lawn flanked by many beautiful flowers and shrubs and then onto the next level which feels like a tropical paradise with a pond and water feature. To the rear is a further generous area of lawn and a large workshop with both light and power, which could easily be converted to a home office or garden studio. Permit parking is available on the road.





Indicates restricted room height less than 1.5m.



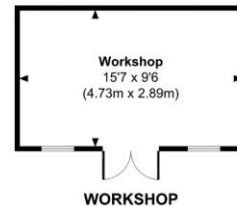
SECOND FLOOR

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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.

## Hatherley Road

Approximate Gross Internal Area  
 Main House = 1982 Sq Ft / 184.08 Sq M  
 Eaves = 229 Sq Ft / 21.30 Sq M  
 Workshop = 147 Sq Ft / 13.67 Sq M  
 Total = 2358 Sq Ft / 219.05 Sq M  
 Outbuildings are not shown in correct orientation or location.  
 Includes areas with restricted room height.



WORKSHOP



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### Directions

From our offices 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. Paul's 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 approximately halfway along.

### 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: F

EPC rating: D

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

### Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT  
 01962 866 777 | [winchester@winkworth.co.uk](mailto: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](mailto:countryhouse@winkworth.co.uk)

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