



Alresford Road, Winchester, Hampshire, SO23 0LA

Winkworth



Alresford Road, Winchester, Hampshire, SO23 0LA

HANDSOME DETACHED HOME CLOSE TO CITY CENTRE

This handsome and spacious detached house is located in a favourable position on the Eastern fringes of the city centre giving easy access to all of its amenities. There is a very pleasing balance between reception spaces and number of bedrooms and all the rooms are generously sized. Complementing the well-proportioned accommodation the house enjoys a good sized plot which offers the possibility of extending the property subject to the relevant planning permission.

The welcoming and inviting central entrance hall is laid with attractive block parquet flooring and leads to all of the reception rooms. On the right-hand side at the front of the house is the bright dining room which also enjoys block parquet flooring. A large welcoming sitting room extends front to back with a dual aspect and enjoys the fireplace as focal point in the centre of the room. This room also has block parquet flooring and there are double doors out onto the super rear garden. The bright kitchen is well-appointed with fitted units providing ample storage and space for appliances such as fridge/freezer, oven and dishwasher. The external door from the kitchen leads out to a useful covered lobby area and then onto the paved patio area. Alongside the kitchen is a useful utility room / WC offering more storage.

Stairs rise to the first floor and on the half landing there is a large window flooding the stair well and landing with an abundance of light. All the bedrooms radiate from an impressive central landing and the master suite is a superb space with a very large bedroom, built-in wardrobes and an en-suite shower room. There are two further double bedrooms and a spacious family bathroom.

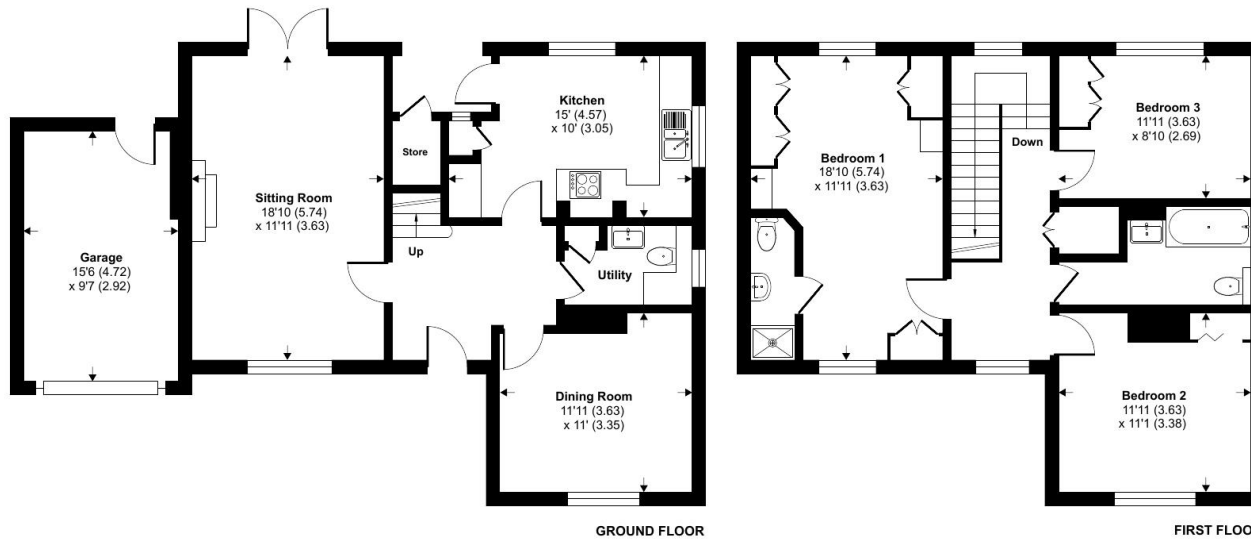
Outside to the front of the property there is off road parking leading to the garage and an enclosed garden with shrub borders and lawned area. The wonderful rear garden is private and fully enclosed with a fantastic elevated paved patio, perfect for alfresco dining that overlooks the barbecue and additional dining area, herbaceous shrub borders and the remainder of the garden which is laid to lawn.



Alresford Road, Winchester, SO23

Approximate Area = 1362 sq ft / 126 sq m
Garage = 149 sq ft / 14 sq m
Total = 1511 sq ft / 140 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Winkworth. REF: 875439

Alresford Road, Winchester, Hampshire, SO23 0LA

Directions

From the Winkworth office in Southgate Street, proceed onto Jewry Street taking the right hand lane merge into North Walls and go into the left hand lane past the fire station on the right hand side into Union Street and continue onto Eastgate Street. At the roundabout (near the statue of King Alfred) take the first exit to Bridge Street and straight over the mini roundabout onto Magdalen Hill. Continue round to the right onto Alresford Road, and the property can be found set back from the road on the left hand side.

Location

Alresford Road is within easy reach of Winchester city centre and the mainline railway station, and just a short journey gives access to the M3, M27, A34 and Southampton Airport Parkway. There is a short river walk to the main high street and the property is within close proximity to the water meadows and St Giles Hill. Local schools, including The Westgate School, are within easy reach. The famous Black Boy pub and the Michelin-starred Black Rat restaurant a very short distance away, as is Rick Stein's restaurant.

Tenure

Freehold

Services

Mains gas, electricity, water and drainage

Council tax band

E – Winchester City Council

EPC rating

D

Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS
020 7871 0589 | countryhouse@winkworth.co.uk

Winkworth

See things differently