



Park Close, Winchester, Hampshire, SO23 7BD

Winkworth



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Generous Detached Property in Need of Some Modernisation

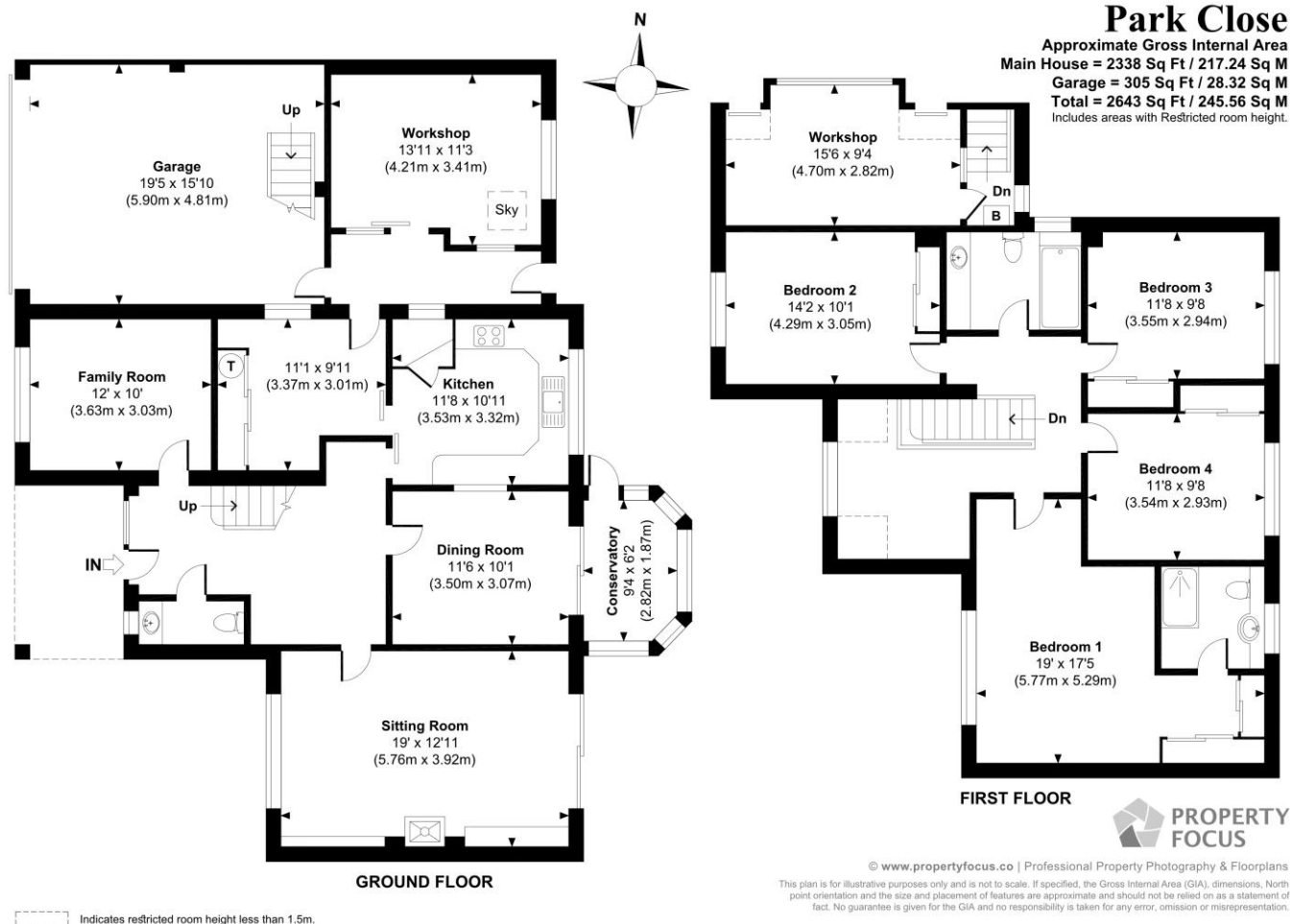
This spacious home has an enormous amount going for it, including its location within the catchment area for St Bede Church of England Primary School and Westgate All Through School, versatile accommodation with an enclosed garden, and its proximity to Winchester's mainline railway station. It would benefit from some modernisation and has ample scope to reconfigure the accommodation if desired.

The property is entered via the covered porch into the welcoming and spacious entrance hall. Beautiful parquet flooring flows through from the hall into all the principal reception rooms. To the left lies the well-proportioned family room, while opposite is the downstairs cloakroom. The very generous double-aspect sitting room stretches from front to back with a large window to the front, gas feature fireplace and glazed sliding doors to the rear, leading out onto the patio area. The lovely, bright dining room is adjacent, with the benefit of an adjoining conservatory bringing in plenty of natural light, and a handy serving hatch through to the kitchen. The kitchen itself has plenty of storage and has the potential to be combined with the dining room to create a larger space. Leading from the kitchen is a useful utility room with space and plumbing for a washing machine and other appliances. From here a door opens on to the rear hallway, where internal access to the garage and workshop above can be gained, along with a further workshop to the rear. A door leads from the rear hallway out to the garden.

Stairs rise to the first-floor landing which is incredibly roomy with space that could be used as a home office or for a good amount of storage. The principal bedroom is a most impressive size, with ample amounts of storage courtesy of built-in wardrobes with sliding doors, and a smart en-suite shower room. Three further double bedrooms, which also all have the benefit of excellent built-in wardrobes, and a family bathroom complete the accommodation on this floor.

Outside, to the front, an area of lawn with mature shrub borders lies alongside the drive, which has ample parking in front of the integral garage. To the rear, a paved area runs full width immediately behind the property, with steps down to a good-sized lawn. Side access can be gained through a gate to the left of the garage.





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Directions

From our office in Southgate Street turn left into the High Street and take the second exit at the roundabout, following the one-way system down to the traffic lights. Proceed straight across and take the second right onto Worthy Lane. Continue onto Worthy Road, then take the third left onto Park Road. Park Close is the first turning on the left.

Location

Park Close is a quiet cul-de-sac on the northern fringes of Winchester, ideally located to give easy access to Winchester railway station. It is a short walk to the high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum and, of course, the city's historic cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is situated within the St Bede and Westgate school catchments.

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

Winkworth Winchester

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