



Brassey Road, Winchester, Hampshire, SO22 6SB

**Winkworth**



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## Well-presented Garden Apartment in the Heart of Fulflood

This beautifully presented and wonderfully positioned apartment forms the ground floor of this period property in Fulflood. The location is wonderful, with excellent access in and out of the city, very good local schools close by and close to the railway station for commuters. The apartment includes the Freehold of the whole building and has a super, private garden at the rear.

A covered porch leads through to a communal hall (accessing only the one other apartment on the first floor), with private door through to the apartment itself. On entering, an inner lobby leads through to a good-sized, welcoming sitting/dining room featuring an open fire within a brick surround while double doors which lead out to the garden. At the front of the property is a very well-appointed bedroom with handsome bay window which has fitted wooden shutters. A door from the sitting room leads through to the bright, attractive fitted kitchen at the rear of the property which has space for appliances such as fridge/freezer, dishwasher, oven/hob and washing machine. There is an area of breakfast bar and an attractive butlers sink, while another door leads out to the garden. Beyond the kitchen is a smart, fully-tiled, wet-room style shower room.

To the rear, the west facing, private rear garden is a delightful afternoon sun trap with patio area at the rear and with large storage shed as well as rear access. There is residents parking on the road.



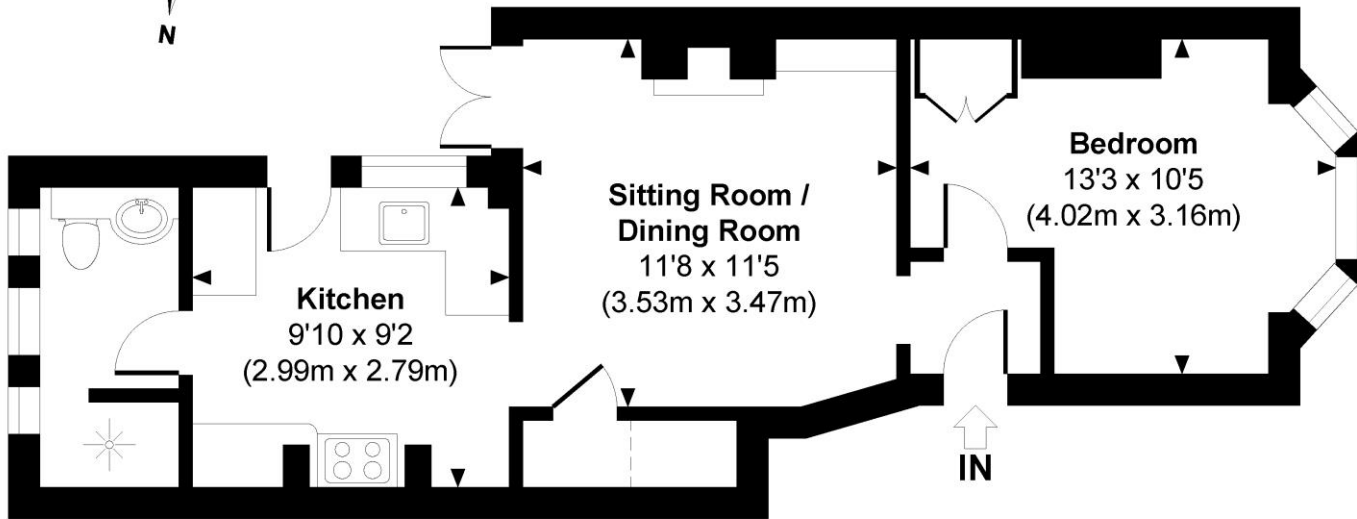






## Brassey Road

Approximate Gross Internal Area  
Total = 417 Sq Ft / 38.76 Sq M  
Includes areas with Restricted room height.



GROUND 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.

Indicates restricted room height less than 1.5m.

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### Directions

From our offices turn left into High Street and at the mini-roundabout turn right into Upper High Street, and then left over the railway line and right down St Paul's Hill. At the roundabout turn right into Stockbridge Road and then left into Cranworth Road. At the top of the road turn right and then second left into Brassey Road. The property is towards the top on the right-hand side.

### Location

Brassey 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 Secondary, and is close to Peter Symonds College and its grounds. The road itself is very desirable, being populated with lovely Victorian and Edwardian houses which so appeal to Winchester's buyers.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

**Winchester City Council**

**Council tax band:** C

**EPC rating:** D

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

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