



Cranworth Road, Winchester, Hampshire, SO22 6SE

Winkworth



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## A Spacious and Handsome Period Semi, Close to the Station

This beautifully proportioned period property offers an exceptional amount of space over its two original floors, but also within the nicely 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 current owners have carried out a number of recent internal and external improvements including a new boiler, new Country Living kitchen and restoration of sash windows. 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 original fireplace. Beyond this, the study is another lovely room with period fireplace and double doors out to the patio. The rear part of the long entrance hall has a useful understairs cupboard and ends with a spacious dining room with gas fire and plenty of original built-in storage. To the rear of the property, the appealing kitchen has a good array of base and eye-level units, a Cuisinemaster range-style oven with hob, integrated dishwasher and plenty of room for other appliances such as fridge freezer and washing machine. The kitchen is exceptionally light courtesy of large windows along one side and a glazed door to the patio at the rear. A handy downstairs WC, located off the kitchen, completes the ground floor accommodation.

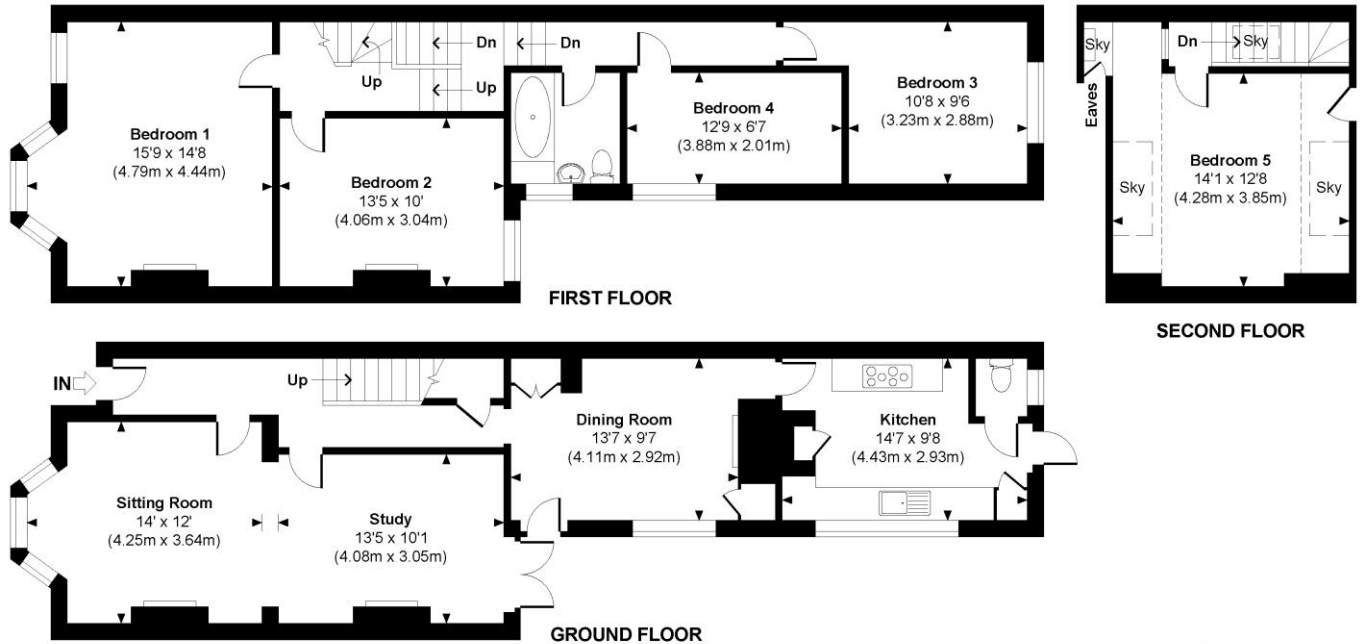
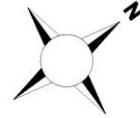
On the first floor the principal bedroom to the front is an excellent size with both a large bay window and sash window, original fireplace and lovely high ceilings. Two further double bedrooms, a single bedroom and a family bathroom are also situated on this floor. Stairs rise from the landing up to the converted attic which is a wonderful space with an abundance of natural light and rooftop views over Fulflood courtesy of large Velux windows on either side.

The large rear garden is a lovely surprise. Long and mature, it is mainly laid to lawn with a paved patio area to the side and rear of the house, shrub borders and delightful trees including an apple tree that was part of the original Victorian orchard where Cranworth Road is situated. There is a small garden to the front with a beautiful, tiled footpath leading to the front door.



# Cranworth Road

Approximate Gross Internal Area  
Total = 1658 Sq Ft / 154.02 Sq M  
Includes areas with Restricted room height.



Indicates restricted room height less than 1.5m.



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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 in Southgate Street, 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. Turn right at the next roundabout into Stockbridge Road and Cranworth Road is the next turning on the left. The house is on the right-hand side.

## Location

Cranworth 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 some of the more substantial period houses available to Winchester buyers.

**Tenure:** Freehold

## Services

Mains gas, electricity, water and drainage

**Winchester City Council**

**Council tax band:** E

**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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