



Woodgreen Road, Winchester, Hampshire, SO22 6LH

Winkworth

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## Three-bedroom family home offered with no forward chain

This well-proportioned three-bedroom family home is located in the popular area of Harestock and is offered with no forward chain.

The downstairs accommodation comprises of a large entrance hall with the kitchen situated to the right. The kitchen is a great size and has space for a washing machine and a freestanding oven. The sitting room is located to the rear with a feature fireplace as a lovely focal point. The room spans the width of the property offering a large, bright space courtesy of the full-length window and the patio doors which lead out to the garden. A convenient downstairs WC is positioned off the hallway.

On the first floor of the house there are three double bedrooms. The principal bedroom and bedroom two are both excellent sizes and benefit from built-in wardrobes, while all three bedrooms are serviced by the family bathroom with bath and shower over.

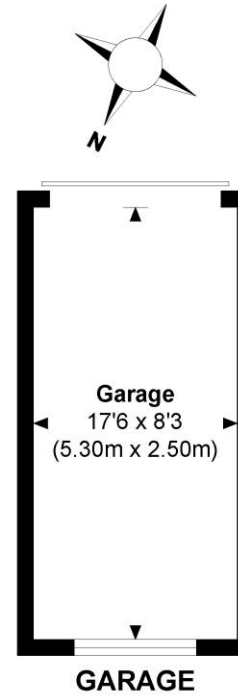
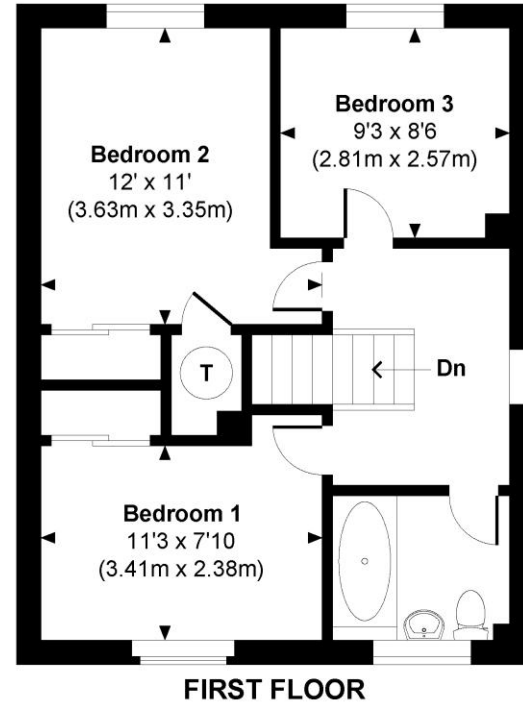
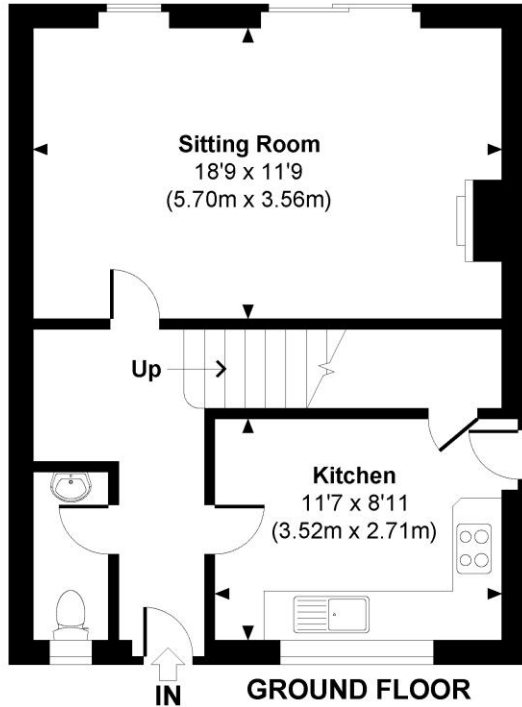
Externally the property benefits from a pleasant, manageable and level garden with a patio area and the remainder laid to lawn. The garage is situated at the bottom of the garden with access from the rear where there is also parking for one car together with a gate providing access to the garden. To the front, the property has a neatly presented garden with a path leading up to the front door.





# Woodgreen Road

Approximate Gross Internal Area  
Main House = 942 Sq Ft / 87.55 Sq M  
Garage = 143 Sq Ft / 13.25 Sq M  
Total = 1035 Sq Ft / 100.80 Sq M  
Outbuildings are not shown in correct orientation or location.



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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

Head west on High Street towards Trafalgar Street. At the roundabout, take the third exit onto Upper High Street. Turn left to stay on Upper High Street. At the roundabout, take the second exit onto St Paul's Hill. At the roundabout, take the first exit onto Stockbridge Road. At the roundabout, take the third exit onto Berewecke Road. Turn left onto Berewecke Avenue. Continue onto Priors Dean Road. Turn left onto Woodgreen Road.

## Location

Woodgreen Road is conveniently positioned for the city centre with its high street shops, boutiques, Discovery Centre, coffee shops, public houses, restaurants, theatre, cinema, museums, the mainline railway station and, of course, the City's historic cathedral. Woodgreen Road benefits from a good selection of local shops, a public house and a garage, and there are further shops on Stoney Lane. The property is in the catchment area for good local schools, namely Harestock Primary and Henry Beaufort Secondary, and Peter Symonds Sixth Form College is also close by. The M3 motorway, A33 and A34 are also easily accessible from this location.

**COUNCIL TAX:** Band D, Winchester City Council.  
**SERVICES:** Mains Gas, Electricity, Water & Drainage.  
**BROADBAND:** Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach March 2025.  
**MOBILE SIGNAL:** Coverage With Certain Providers.  
**HEATING:** Mains Gas Central Heating.  
**TENURE:** Freehold.  
**EPC RATING:** C  
**PARKING:** Off street parking in front of garage.

## Viewings

Strictly by appointment with Winkworth Winchester Office

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

## Winkworth Winchester

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**Winkworth**

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