



Stoke Road, Winchester, SO23 7ET

Winkworth

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Superb Family Home Offered with No Forward Chain

A spacious and versatile detached family home situated a short distance from the city centre and the mainline train station. The property has been previously extended and has the potential to be extended further, subject to relevant planning permissions.

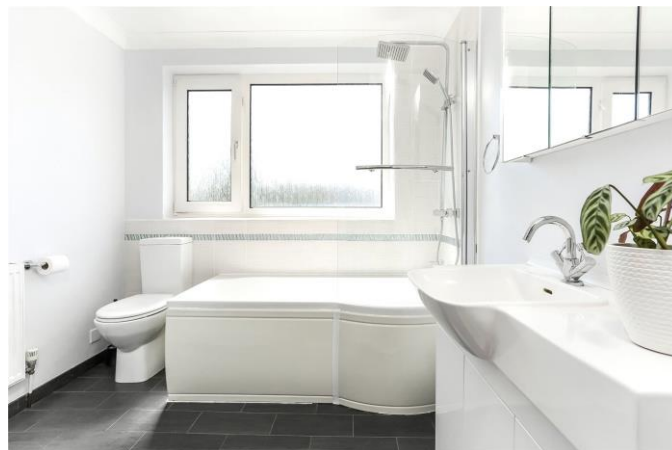
The useful enclosed porch has space for coats and shoes and gives access to the downstairs cloakroom before leading through to the hallway. The spacious sitting room to the front of the property is lovely and bright, thanks to a large window overlooking the pretty front garden. A door from the sitting room leads to the generous kitchen/dining room which enjoys views over the rear garden. The kitchen is stylish and well-equipped. The dining area has plenty of room for a table and chairs. The utility room adjacent to the kitchen has a large sink, washing machine and dryer and provides access to the rear garden and the attached garage. An archway from the kitchen/dining room leads into a double aspect room, which provides an excellent multi-use space.

On the first floor, there are three double bedrooms and two bathrooms. The large principal bedroom has views over the garden and, with the third bedroom, is served by a contemporary family bathroom. The en-suite bedroom has two built-in wardrobes and a generous shower room.

There is off-street parking for two cars in front of the integral garage. A mature evergreen hedge encloses a pretty, well-maintained garden to the front of the house and a very attractive garden to the rear with fruit trees. Together with a paved area immediately adjacent to the house, these features provide the perfect areas for family and friends gatherings. An additional benefit of this property is the second garage/workshop behind the garden providing additional parking or storage and a large Robinsons greenhouse that can be accessed from the garage/workshop.

Barton Meadows Nature Reserve is on the doorstep. The Winnall Reserve is only 1.5km away, and there are many delightful county walks along the banks of the River Itchen.





Stoke Road

Approximate Gross Internal Area

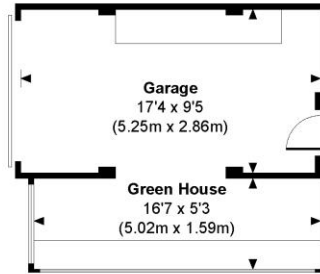
Main House = 1461 Sq Ft / 135.72 Sq M

Garage = 144 Sq Ft / 13.36 Sq M

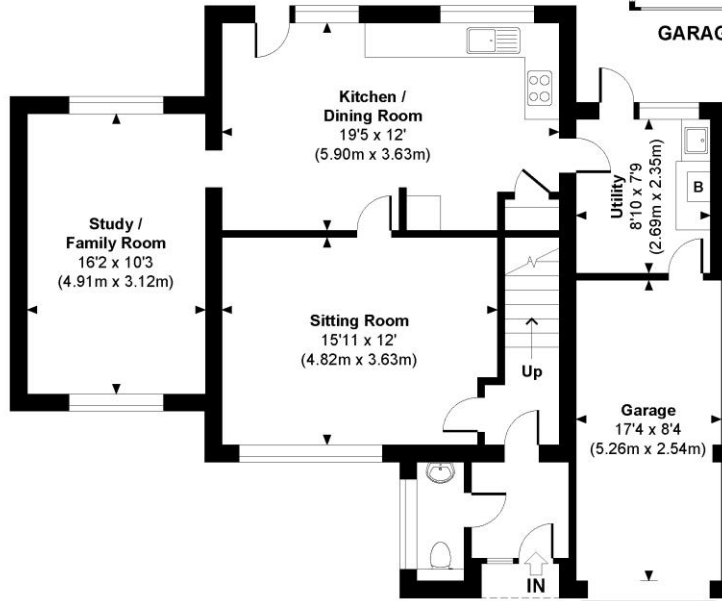
Garage / Green House = 253 Sq Ft / 23.50 Sq M

Total = 1858 Sq Ft / 172.58 Sq M

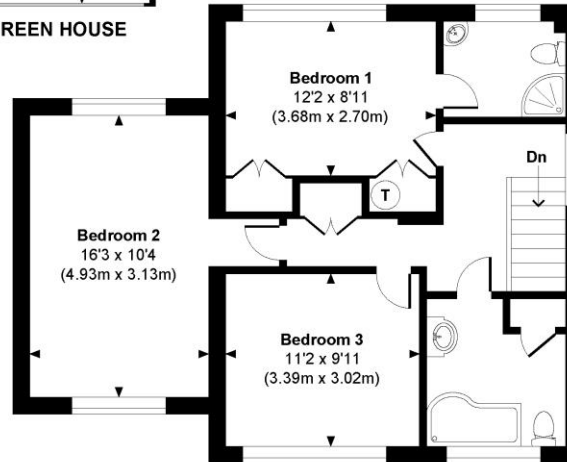
Outbuildings are not shown in correct orientation or location.



GARAGE / GREEN HOUSE



GROUND FLOOR



FIRST 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.

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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 Road. After approximately 0.75 miles, turn left into Stoke Road, and the property can be found on the right-hand side, before the junction with Courtenay Road.

Location

Stoke Road is located on the northern fringes of Winchester. It is convenient for the city centre with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum and the city's historic cathedral. Winchester railway station is 1.5km away. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is in the highly regarded St Bede and Westgate School catchments.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: F

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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Winkworth

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