



Hatherley Road, Winchester, Hampshire, SO22 6RR

Winkworth



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Handsome, Beautifully Presented Edwardian House in Fulflood

This handsome, semi-detached Edwardian house is in a prime residential road in Fulflood and offers over 2700 sq. ft of accommodation. The house is one of the few very substantial houses on the south side of much admired and sought-after Hatherley Road. The house boasts much period detail in its generously proportioned rooms, including picture rails, lovely original fireplaces and sash windows. This super home is beautifully presented and maintained with a wonderful, extension adding a garden room to the open-plan family-orientated reception spaces at the rear helping to create a most impressive, combined kitchen/dining/garden room.

The wide, appealing hall hints at what is to come with its high ceilings and substantial staircase up to the first floor. A door beneath the stairs leads down to the cellar, which is still split into the traditional two rooms, providing excellent, accessible storage. A most elegant, comfortable sitting room lies at the front of the property with bay sash window featuring fitted wooden shutters, wonderful period fireplace, picture rail and cornicing. Beyond the sitting room is the fantastic, large boot room/utility with storage cupboards, WC off, and door out to the side of the house. At the rear is the true heart of the house – the beautifully arranged, open-plan kitchen/dining/family space cleverly derived from the original kitchen and rear reception as well as from an exquisite, glazed garden room extension. The smart kitchen beautifully suits the room with ample, units topped by wooden worksurfaces, and with plenty of space for freestanding appliances. The utility / boot room is conveniently alongside with more appliance space.

On the first floor there are four excellent, double bedrooms. The main bedroom at the front is a large, elegant room with very large bay and shuttered windows and an array of smart fitted wardrobes. A conveniently located bathroom lies adjacent. Two of the bedrooms are currently used as studies to enjoy the super views over Fulflood at the rear while working. Stairs lead up from the landing to another very spacious floor with two large bedrooms (one with lots of eaves storage) both of which have en-suite shower rooms. The views from the back bedroom over Fulflood are fantastic, but not at the expense of the privacy that is offered both internally and within the lovely garden.

Outside to the front of the property is a small area of attractive, paved garden. There is side access to a well-tended, landscaped, south-facing, secluded rear garden, which is arranged in three, gentle tiers including a patio immediately outside the rear of the house, then two lawned areas flanked by attractive flower beds. There are raised planters for vegetables and plants at the bottom of the garden, as well as a large shed / workshop, a separate summer house, and a substantial Asgard metal shed (available by negotiation). Permit parking is available on the road.



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Approximate Gross Internal Area
Main House = 2477 Sq Ft / 230.1 Sq M
Cellar = 226 Sq Ft / 21.0 Sq M
Garden Room = 43 Sq Ft / 4.0 Sq M
Total = 2746 Sq Ft / 255.1 Sq M



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 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. Go straight over the next roundabout onto Stockbridge Road and Hatherley Road is the second road on the right-hand side. The property is on the right-hand side.

Location

Hatherley 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 schools, 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. There are a selection of shops, restaurants and takeaways a short distance away on Stockbridge Road.

COUNCIL TAX: Band F, 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: D
PARKING: Permit parking under Zone L.

Viewings

Strictly by appointment with Winkworth Winchester Office

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

Winkworth Winchester

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