



Manningford Close, Winchester, Hampshire, SO23 7EU



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Versatile Detached Family Home Offered with No Forward Chain

A well-proportioned, detached family home with a good-sized garden, beautifully positioned in a quiet cul-de-sac in Abbotts Barton. Although currently with four bedrooms and three reception rooms, there is ample space to extend the house if so desired subject to any relevant planning permissions.

The spacious entrance hall leads to all the rooms on the ground floor. To the right the generous sitting room is lovely and light courtesy of its triple aspect, with sliding doors leading onto the conservatory to the rear. The conservatory itself enjoys views over the garden and has doors opening onto the paved patio area. The dining room is nicely positioned to the front of the house with views over the front garden and lies alongside the kitchen which has fitted units providing plenty of storage and space for appliances. A door from the kitchen leads to the covered side passage, providing access to both the front and rear of the property as well as the garage. A downstairs cloakroom and useful understairs cupboard complete the accommodation on this level. On the first floor, four bedrooms radiate from the bright central landing, three of which have built-in wardrobes. The spacious family shower room is fully tiled with a walk-in shower.

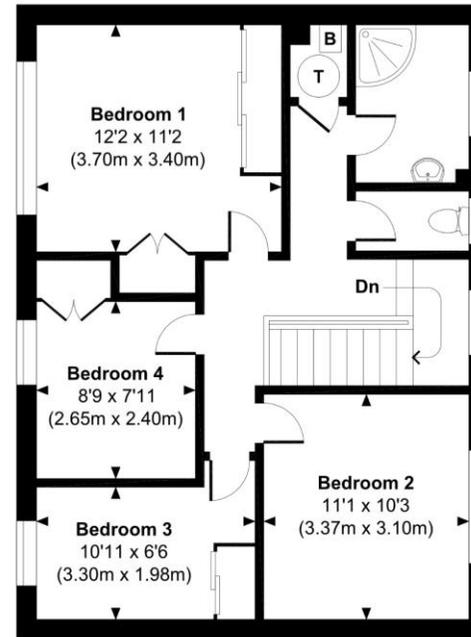
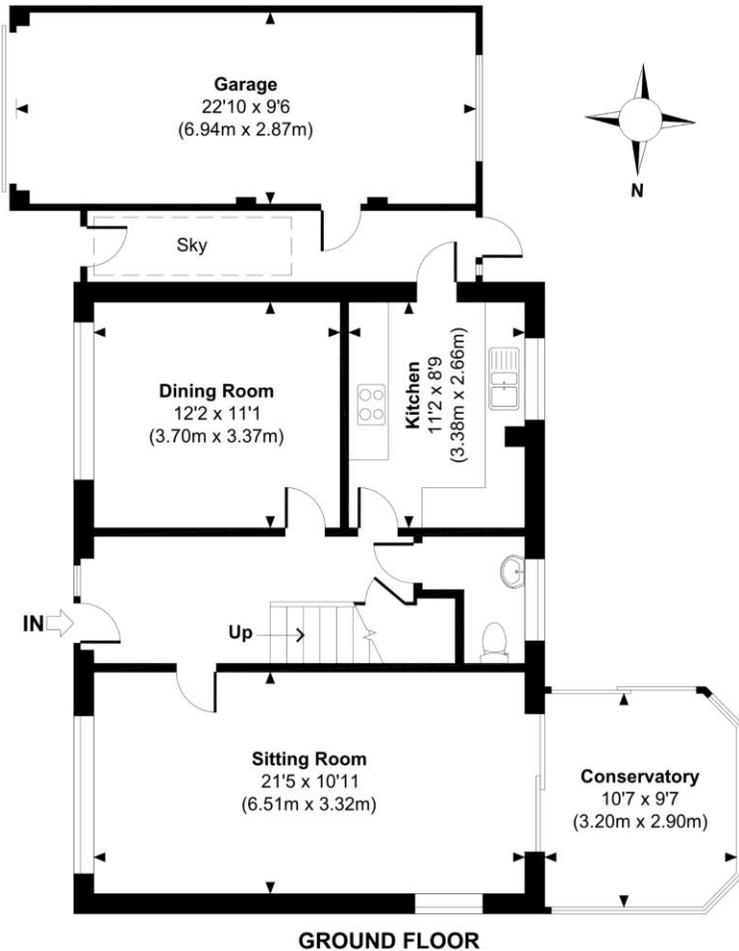
Outside to the front of the property, the garden is laid to lawn and the driveway provides off-road parking for two cars in front of the garage. The side passage provides access to the rear garden, which is wonderful; mostly laid to lawn, with mature shrub and tree borders. The patio stretching across the rear of the property is a great spot on which to sit and admire the garden.





Manningford Close

Approximate Gross Internal Area
Main House = 1449 Sq Ft / 134.62 Sq M
Garage = 214 Sq Ft / 19.92 Sq M
Total = 1663 Sq Ft / 154.54 Sq M



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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 offices turn left into the High Street and take the second exit at the roundabout, following the one-way system to the right past the turning for the station and then to the left down to the traffic lights. Proceed straight across and take the second right onto Worthy Lane. After approximately 0.75 miles, turn left into Stoke Road, then turn left into Manningford Close.

Location

Manningford Close is located on the northern fringes of Winchester, ideally located to give easy access to Winchester railway station. It is a short walk to the high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum and of course the city's historic cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is situated within the St Bede and Westgate school catchments.

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

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