



21 Fairfax Close, Winchester, Hampshire, SO22 4LP

Winkworth

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Spacious Four-Bedroom Detached Home, Perfect for Family Life

This handsome detached family home is situated in a very popular cul-de-sac on the western side of the city. The property enjoys generously proportioned accommodation throughout and offers excellent flexibility for modern family living. The house is located very close to St Peter's Catholic Primary School, and within a short distance of Oliver's Battery Primary School and Kings' Secondary School. The well-regarded Peter Symonds Sixth Form College is also within easy reach.

The property is entered via a useful enclosed porch, which links the rear of the garage to the front of the house. The spacious hallway lies at the centre of the property giving access to the principal reception spaces. The welcoming sitting room is a super dual-aspect room which enjoys a good deal of natural light from large sliding doors out to the garden at the rear. The dining room lies alongside the kitchen and can be accessed from both the kitchen and the hallway. The smart fitted kitchen is a bright room to the rear of the house overlooking the garden with ample base and eye-level units providing plenty of storage. Integrated appliances include oven, grill and hob with space for further appliances. A downstairs cloakroom completes the accommodation on the ground floor.

On the first floor there are four good bedrooms and two bathrooms. The principal bedroom is an excellent size with built-in wardrobes and a contemporary en-suite shower room, and there are three further bedrooms, all with built-in wardrobes, as well as the smart family bathroom.

Outside to the front of the property there is ample off-road parking on the generous driveway, leading to the double garage. There is side access to the very attractive rear garden which is fully enclosed by fencing and hedging ensuring excellent privacy, and this is mainly laid to lawn with a paved patio area immediately to the rear of the house.

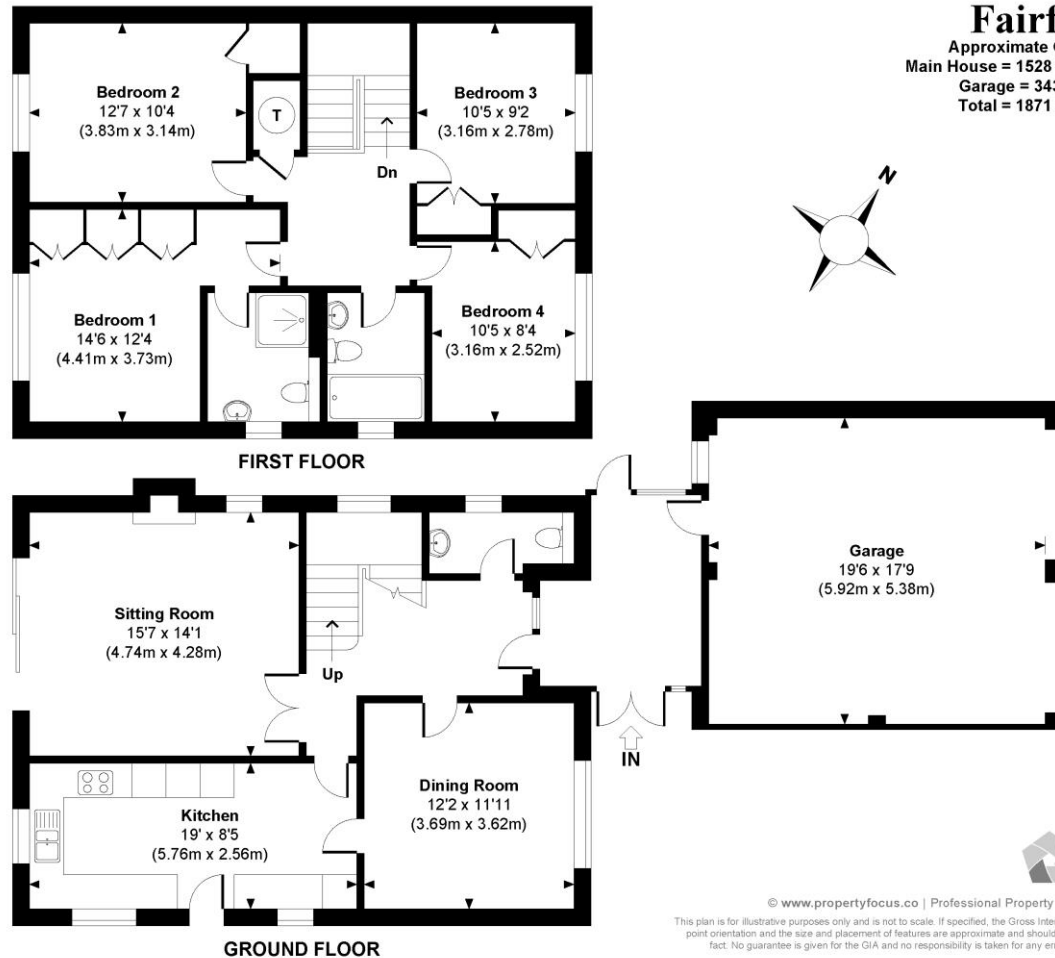




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Approximate Gross Internal Area
Main House = 1528 Sq Ft / 141.99 Sq M
Garage = 343 Sq Ft / 31.85 Sq M
Total = 1871 Sq Ft / 173.84 Sq M



Directions

From Winkworth turn left up the High Street and bear left towards Upper High Street. At the roundabout carry straight on into Romsey Road and follow this past the hospital to another roundabout. Carry straight on over the roundabout and over the next set of traffic lights. At the next set of traffic lights turn left and then immediately right into Olivers Battery Road North. Fairfax Close is on the right after St Peter's School. Proceed along the road and take the first left-hand fork of Fairfax Close. The property can be found straight ahead.

Location

Fairfax Close is ideally located to provide access to both Southampton and the city of Winchester with its railway station (links to London Waterloo in approx 55 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum and of course the city's historic cathedral. The M3 motorway is easily accessible from this location.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: F

EPC rating: D

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU
020 7870 4878 | countryhouse@winkworth.co.uk

Winkworth

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