



Minden Way, Winchester, Hampshire, SO22 4DS

Winkworth

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Versatile Accommodation in the Heart of Stanmore

This four-bedroom property represents a superb opportunity for buyers to make a house their own and has been extended by the current owner to offer flexible accommodation over two floors.

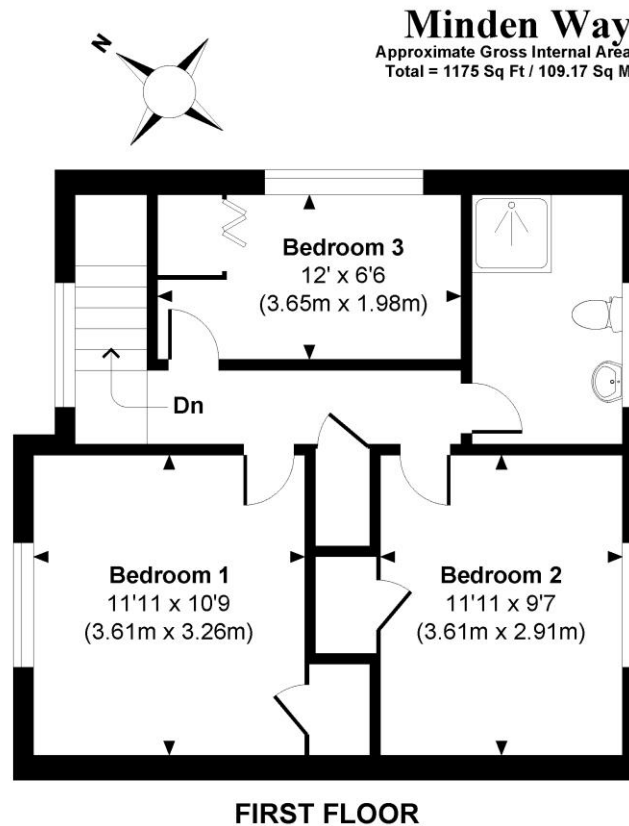
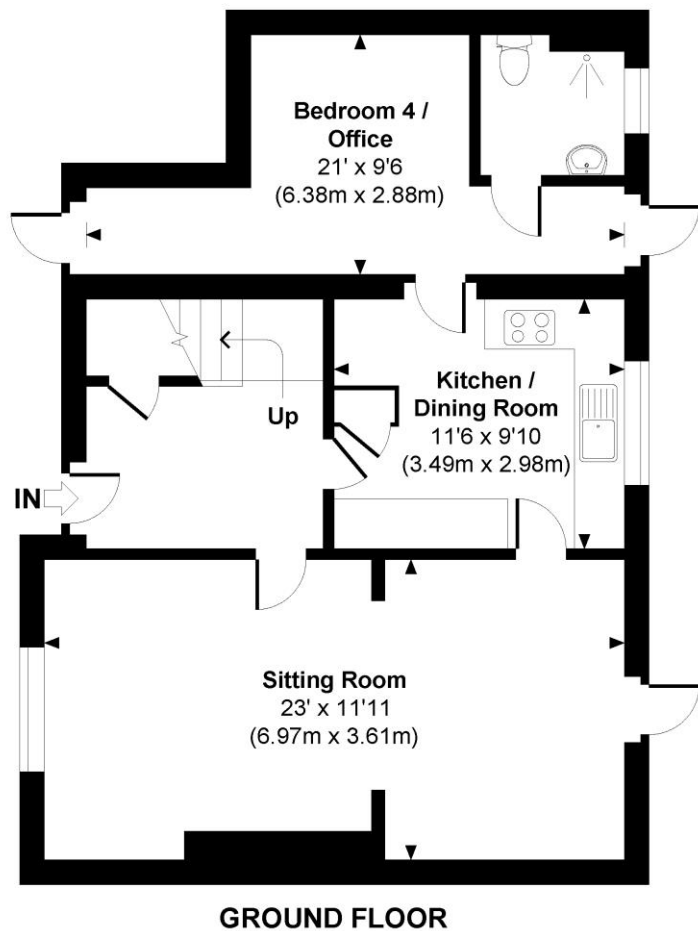
The front door opens into a welcoming hallway with useful understairs storage. To the right is the spacious double aspect sitting/dining room with a door opening out onto the decked area of the rear garden. Adjacent to this is the fitted kitchen which features an integrated microwave and has space for appliances. Leading from the kitchen, the excellent extension provides a fourth bedroom/office and wet room with WC. This extended element of the property has its own front and rear access giving super flexibility for its desired use.

On the first floor there are three well-proportioned bedrooms, all of which benefit from built-in storage. The rear bedroom has the advantage of far-reaching views across the South Downs. A generous shower room completes the accommodation on this level.

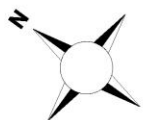
Outside, to the front of the property, is an enclosed garden laid to lawn on one side with a stepped area of paving to the other. Immediately to the rear, the garden is decked with steps leading down to a lawned area. Parking is available on Minden Way.







Minden Way
 Approximate Gross Internal Area
 Total = 1175 Sq Ft / 109.17 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 in Southgate Street turn left into 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 into Stanmore Lane and then second right into Minden Way. Follow Minden Way as the road forks to the left and the property can be found on the left-hand side just before the turning into Fox Lane.

Location

Superbly positioned for easy access to the city centre with its 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 M3 motorway and A34 are also easily accessible from this location. The property is located in the Kings' secondary school and Oliver's Battery primary catchment areas.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: C

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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