



**Manningford Close, Winchester, Hampshire, SO23 7EU**



Manningford Close, Winchester, Hampshire, SO23 7EU

## Excellent Detached Family Home with Potential to Extend

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, welcoming entrance hall leads to all the rooms on the ground floor. To the left the generous sitting room is lovely and light courtesy of its triple aspect, including via a door which opens directly out to the rear garden. The dining room is a well-proportioned room, positioned to the front of the house with views over the front garden. The dining room lies alongside the kitchen which has fitted units providing storage and space for appliances. The position of the kitchen and dining room open up the possibility of combining them into one larger space if so desired. A door from the kitchen leads to the side passage, providing access to both the front and rear of the property as well as the garage. A downstairs cloakroom completes the accommodation on this level. On the first floor, four bedrooms radiate from the bright central landing, two of which have built-in wardrobes. The spacious family bathroom is adjacent to a separate first-floor WC.

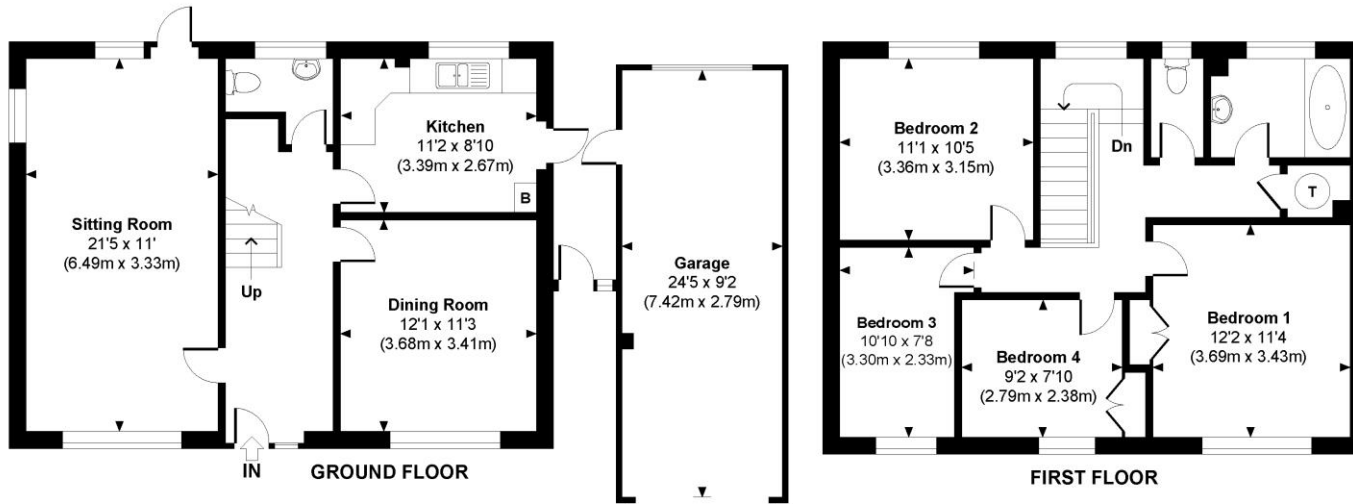
Outside to the front of the property, the garden is laid to lawn and the driveway provides off-road parking for several cars in front of the detached garage. The side passage provides access to the rear garden, which is wonderful; mostly laid to lawn, with mature shrub borders. There is a patio area across part of the rear of the house.





## Manningford Close

Approximate Gross Internal Area  
Main House = 1253 Sq Ft / 116.44 Sq M  
Garage = 223 Sq Ft / 20.70 Sq M  
Total = 1476 Sq Ft / 137.14 Sq M



© www.propertyfocus.co | Professional Property Photography & Floorplans

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.

## Manningford Close, Winchester, Hampshire, SO23 7EU

### 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:** To be confirmed

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

### Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT  
01962 866 777 | [winchester@winkworth.co.uk](mailto: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](mailto:countryhouse@winkworth.co.uk)

**Winkworth**

See things differently