



Nursery Gardens, Winchester, Hampshire, SO22 5DT

Winkworth

Nursery Gardens, Winchester, Hampshire, SO22 5DT

Attractive Detached House with Flexible Accommodation

This attractive detached house offers immense flexibility thanks to its layout, which contributes excellent natural light and a real feeling of space. The property can be used as a three or four bedroom property with either three or four reception rooms, depending on the needs of the buyer. Superbly positioned in Fulflood with good access to the city, excellent catchment schools, and to the station, this is an excellent proposition.

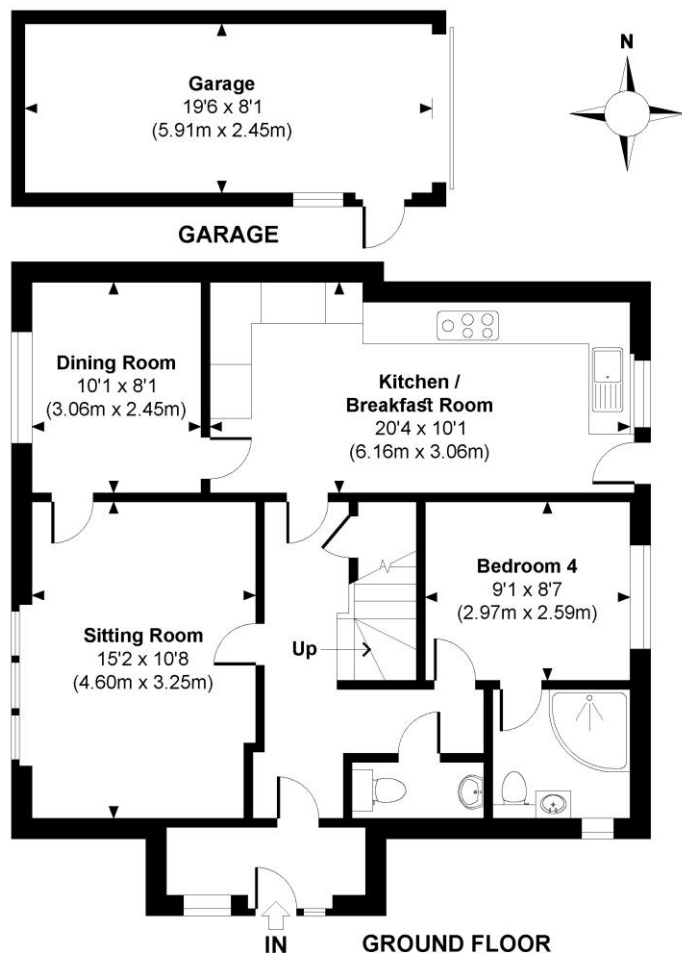
The property is entered via the enclosed porch into the welcoming entrance hall. From here there is access to the spacious sitting room at the front of the property which is an excellent size with windows to the side and a door leading through to the dining room. The dining room can also be accessed via the kitchen/breakfast room, which is alongside. The kitchen itself is sleek and well-equipped with an abundance of base and eye-level units providing plenty of storage. An island unit gives more storage with breakfast bar-style seating. Integrated appliances include double oven, grill, gas hob, dishwasher, washing machine and tumble dryer. A side door provides access to the garden. An additional reception room/bedroom is situated off the hallway with its own en-suite shower room. This creates a perfect space for overnight guests or for those needing accommodation all at ground-floor level. An additional WC completes the accommodation on this floor.

Stairs from the entrance hall lead to the first floor landing, where three bedrooms can be found, all with fitted wardrobes, and there is a contemporary family bathroom with bath and shower over.

Outside there is off street parking to one side of the property and in front of the detached garage. To the other side is a low maintenance garden with a raised, paved, patio area and the remainder laid to lawn. There is side access to the front of the house as well as pedestrian access to the garage.

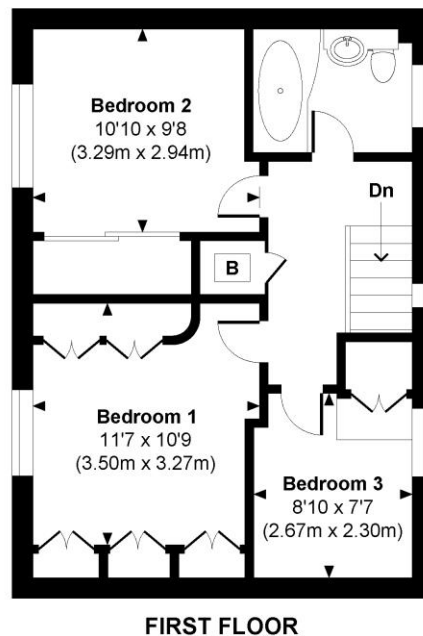






Nursery Gardens

Approximate Gross Internal Area
 Main House = 1231 Sq Ft / 114.37 Sq M
 Garage = 157 Sq Ft / 14.62 Sq M
 Total = 1388 Sq Ft / 128.99 Sq M
 Outbuildings are not shown in correct orientation or location.



© 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.

Nursery Gardens, Winchester, Hampshire, SO22 5DT

Directions

Leave Winchester in a westerly direction along Romsey Road. Just after the hospital, turn right into Sarum Road, and take the first right into Greenhill Road. Follow the road round the bend and take the next right into West Hill Park, which turns into Nursery Gardens.

Location

Nursery Gardens is superbly positioned for easy access to the mainline railway station (links to London Waterloo in approximately 60 minutes), and Winchester city centre with its High Street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, university, museums and, of course, the city's historic cathedral. The property is situated in the catchment for good local schools, namely Western Primary and Westgate All Through School.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: E

EPC rating: C

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

See things differently