



Harestock Road, Winchester, Hampshire, SO22 6NY

**Winkworth**

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## Spacious Family Home offered with No Forward Chain

Totalling circa 2,256 sq ft this attractive detached family home has many appealing attributes, particularly the excellent size of the rooms and the beautiful gardens at the rear and side. Surrounded by mature hedging, the house offers plenty of natural light throughout courtesy of large windows to the front and rear.

The spacious entrance hall provides direct access to all the ground floor rooms. The large dual aspect sitting room stretches the full depth of the property, with double doors to the garden, and a stone feature fireplace. Glazed internal doors lead into the elegant dining room which can also be accessed directly from the hallway, and doors opening onto the garden. The kitchen is well appointed and bright with fitted units providing ample storage, space for appliances, and plenty of room for a dining table and chairs. The utility room next to the kitchen has its own access to the garden and contains the boiler, washing machine, sink, and ample storage and drying space. There is a large office or study room to the front while a downstairs WC completes the ground floor accommodation.

On the first floor there are four excellent bedrooms, all with fitted wardrobes. The principal bedroom is a particularly generous size with an array of built-in storage, its own dressing area with built in wardrobes, and a spacious En-suite bathroom. The three other bedrooms are all of generous proportions and are served by the family shower room.

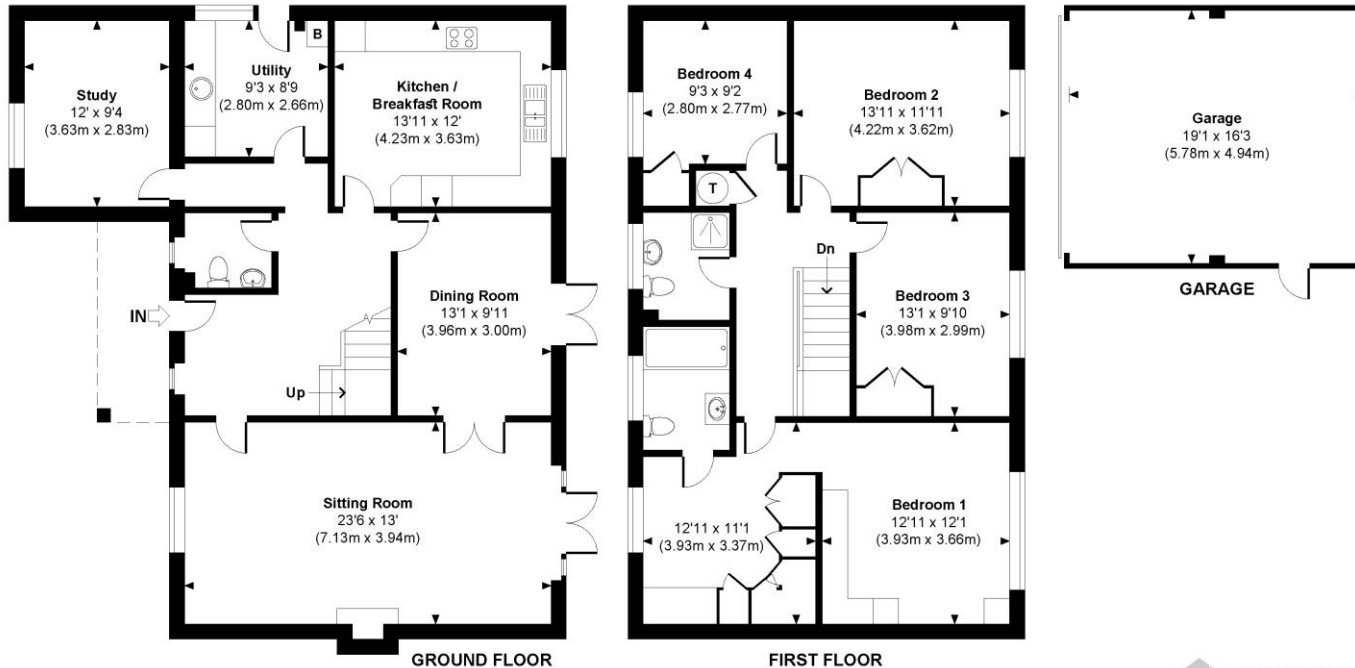
To the front of the house there is ample off-road parking on the driveway and a detached double garage. There is side access to the beautiful, fully enclosed rear garden. The garden offers a large lawned area surrounded by a variety of mature trees and shrubs. The patio at the rear of the house provides a sunny space on which to sit and enjoy the outlook. The enclosed garden area to the side of the house provides further useable outside space.





# Harestock Road

Approximate Gross Internal Area  
Main House = 1949 Sq Ft / 181.07 Sq M  
Garage = 307 Sq Ft / 28.55 Sq M  
Total = 2256 Sq Ft / 209.62 Sq M  
Outbuildings are not shown in correct orientation or location.



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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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SO22 6NY**

## Directions

From our offices turn left into the High Street taking the second right at the roundabout into Upper High Street. Take the next left over the Railway Bridge and right at the roundabout into St. Paul's Hill, then turn left onto Stockbridge Road. Follow Stockbridge Road straight over the two mini roundabouts and then a third near Waitrose. Turn right into Harestock Road and the property can be found on the right-hand side.

## Location

Harestock Road is situated on the northern fringes of Winchester, ideally placed to give easy access to the mainline railway station and local shops on Stoney Lane and Priors Dean Road. The city centre is within easy reach, with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and the city's historic cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is close to very good local schools, including Henry Beaufort secondary school. Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for pre-university education.

**Tenure:** Freehold

## Services

Mains gas, electricity, water and drainage

## Winchester City Council

**Council tax band:** G

**EPC rating:** D

## Viewings

Strictly by appointment with Winkworth Winchester Office

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

## Winkworth Winchester

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**Winkworth**

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