

STOCKBRIDGE ROAD
Winchester, Hampshire, SO22 5JA

Carter Jonas

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STOCKBRIDGE ROAD, WINCHESTER, HAMPSHIRE, SO22 5JA

A VERSATILE, SINGLE-STOREY HOME IN A SOUGHT-AFTER CUL-DE-SAC, OFFERING GENEROUS GARDENS AND SUPERB PROXIMITY TO WINCHESTER'S SCHOOLS AND CITY CENTRE

• Three double bedrooms one ensuite • Three reception rooms • Conservatory • Utility area • Family bathroom and separate cloakroom • Double garage • Ample driveway parking • Mature west-facing gardens • No onward chain • EPC rating E

DESCRIPTION

Located in the cul-de-sac of Butts Close, this well-proportioned property provides versatile single-storey living. The accommodation includes an entrance hall leading to a bright sitting room and conservatory overlooking the rear garden. The kitchen/dining room is fitted with a range of wall and base units, with space for appliances and a kitchen table, complemented by a useful utility area. A further dual aspect reception room offers versatility as a dining room, study or additional bedroom.

There are three double bedrooms, including a large principal bedroom with en suite shower and walk-in wardrobe, together with a family bathroom and separate cloakroom.

OUTSIDE

The property is approached via a driveway providing ample parking and access to a double garage. The gardens wrap around the property and include a garden room and green house. The westerly-facing rear garden is mainly laid to lawn and bordered by mature trees and planting including an area of natural woodland within the bounds.



LOCATION

A superbly positioned home in a sought-after residential setting close to Winchester city centre, offering excellent access to both schooling and transport links. The Westgate School is within approximately 0.2 miles, providing both primary and secondary education, with other highly regarded institutions nearby including Peter Symonds College.

Winchester mainline railway station is within approximately 0.6 miles, offering fast and direct services to London Waterloo and the South Coast. Southampton Airport lies around 8 miles away, providing convenient regional and international connections. The property is also well served by local bus routes, nearby shops and everyday amenities, making it an ideal and well-connected Winchester location.

ADDITIONAL INFORMATION

Tenure: Freehold
Services: Mains electricity and water. Gas central heating. Private drainage - Cesspool. There is also a septic tank and soak away on the property servicing neighbouring properties.
Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.
Local Authority: Winchester City Council
Council Tax: Band G
What3words: wool.arose.soil
Viewings: Strictly by appointment with Carter Jonas, 01962 842742.

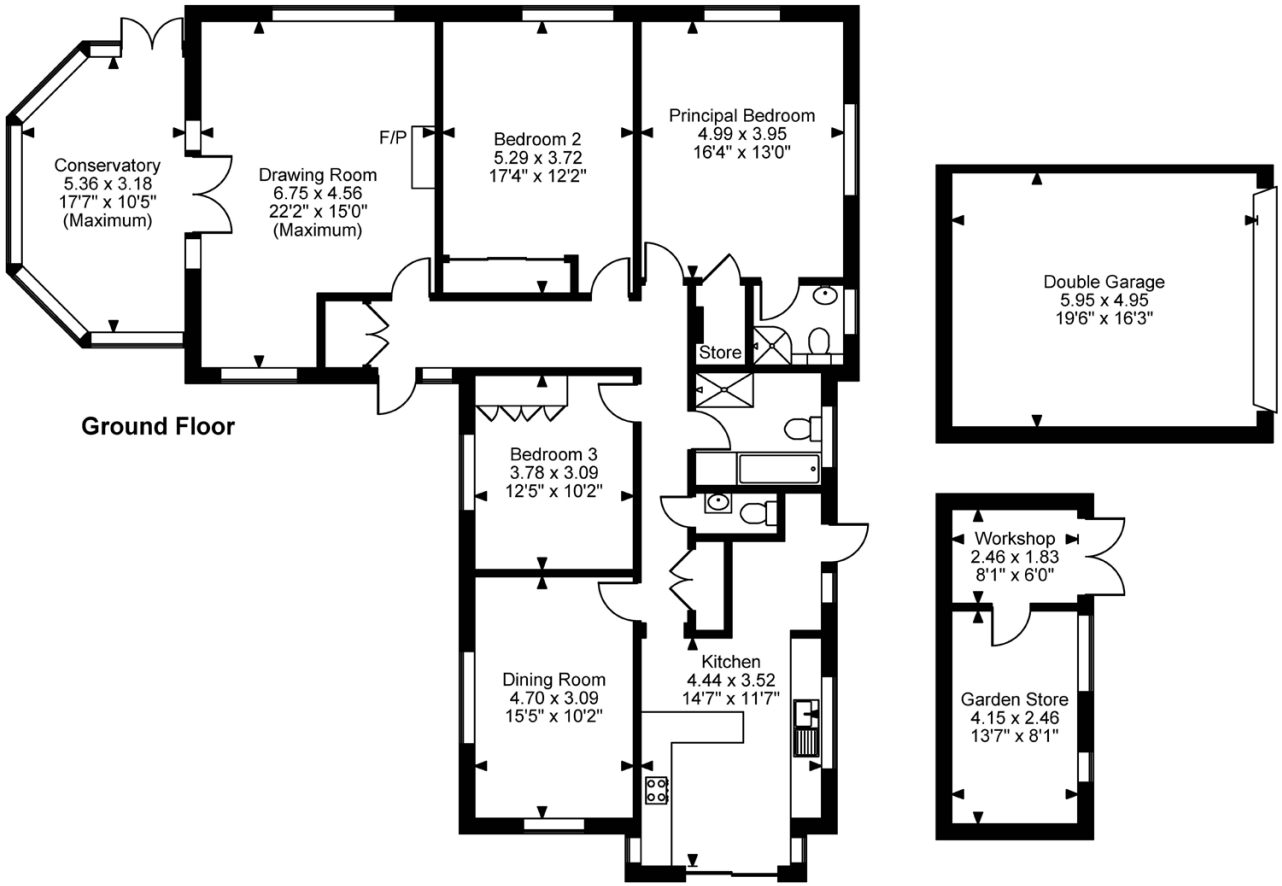








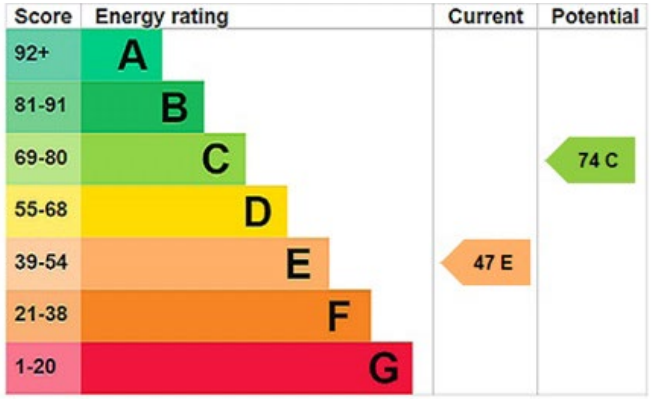
Butts Beeches, Stockbridge Road, Winchester
Approximate Gross Internal Area
Main House = 1,756 sq ft / 163 sq m
Double Garage = 317 sq ft / 29 sq m
Garden Store & Workshop = 162 sq ft / 15 sq m
Total = 2,235 sq ft / 208 sq m



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