

RPRS

CONTACT

Bradley Hever
+44 (0) 203 148 7500
property@rprs.co.uk

rprs.co.uk



FOR SALE

£850,000

A semi-detached four bedroom family home with large garden

ADDRESS

Westbury,
West View Road,
Winchester,
Hampshire
SO22 5RB

SIZE

170 m² (1,831 ft²)
Approx. gross internal floor area

KEY FEATURES

- + Semi detached house
- + Four bedrooms
- + Kitchen diner
- + Two reception rooms
- + Sun room/study
- + Utility room
- + Front and rear gardens
- + In need of some modernisation
- + Off street parking
- + Expansive rural views
- + Freehold

OVERVIEW

The property is a four bedroom semi detached house located in a semi rural position on the outskirts of Winchester.

The ground floor of the property features an entrance hallway which provides access to both reception rooms and the open plan kitchen diner. The ground floor offers further features such as a WC, utility room and sun room. The first floor of the property comprises four bedrooms with the master bedroom having ensuite facilities. There is also a family bathroom. Externally the property has front and rear gardens and off street parking for multiple vehicles. The property would benefit from a project of modernisation throughout which once complete would provide a sizeable family home in a serene location.

The property is situated on an unadopted road amongst other similar houses with westerly views across the Hampshire countryside.

LOCATION

The property is located on the outskirts of the historic city of Winchester, in the county of Hampshire.

Winchester is one of the oldest and most distinguished cities in England, rich in heritage and character. It offers a unique blend of historic charm — with its medieval streets, ancient buildings and cultural landmarks.

Residents benefit from easy access to all that Winchester has to offer: a vibrant city centre with cafés, independent shops, restaurants and markets; green spaces and tranquil walks along the river; and a strong sense of community and local identity.

Good transport links add to the appeal: Winchester lies roughly 60 miles south-west of London and about 14 miles from Southampton, offering access to major cities while retaining its calm, historic charm.

CONTACT

Bradley Hever
+44 (0) 203 148 7500
property@rprs.co.uk
rprs.co.uk



ACCOMMODATION

TOTAL 170.00 m² 1,831 ft²
Approx. gross internal floor area

SERVICES

We are advised that the property has mains electricity, gas and water. Foul waste at the property is served by a cess pit. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

COUNCIL TAX

The property is considered a E rating by Winchester Council. Interested parties should make their own investigations.

TENURE

Freehold

GUIDE PRICE

£850,000

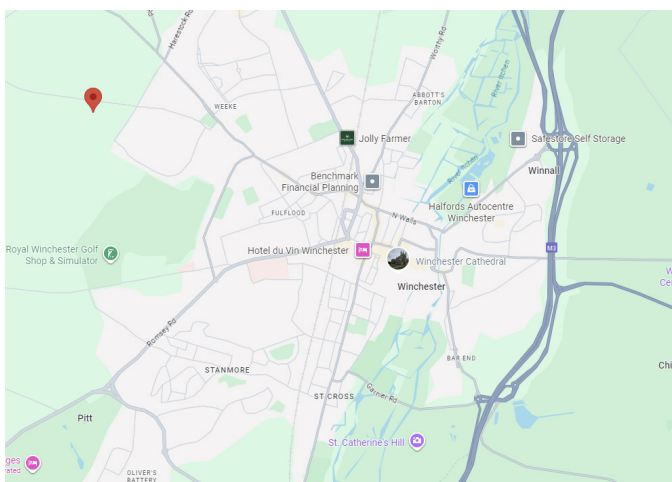
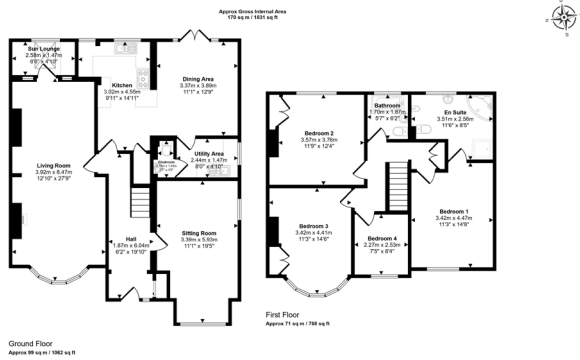
VIEWING

Please contact sole selling agents:

RPRS - 0203 148 7500 - property@rprs.co.uk



FLOOR PLANS



Energy Performance Certificate (EPC)

Full details available upon request.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.

Date: December 2025