



1 The Firs, Winchester, Hampshire SO22 6BD
Guide Price £1,250,000 Freehold



The Firs, Winchester, SO22 6BD

4 Bedrooms, 3 Bathrooms

Guide Price £1,250,000

- Beautifully presented detached four-bedroom family home in a secluded and private location
- Shaker style kitchen/dining room and separate large utility room and boiler cupboard
- Sitting room with feature fireplace and double French doors to garden
- Dining/family room with doors to garden
- Spacious main bedroom with ensuite shower room
- Three further double bedrooms, one with ensuite, and contemporary family bathroom
- Garage, two additional parking spaces, and visitors parking bays
- Close to local shops and amenities
- Short walk to Winchester mainline railway station
- Within catchment for Western CofE Primary School, The Westgate School and Peter Symonds 6th Form College
- Development Service Charge c£990pa
- Council Tax Band G, EPC Band C



1 THE FIRS, WINCHESTER, SO22 6BD

The Firs is a small exclusive development of striking classically designed family homes, all created with easy living in mind and this house is no exception.

As you approach the property, you are immediately struck by the traditional styling inset with a modern column of glass running down the middle of the property, with brick elevations to either side, edged with stone quoins and windowsills.

A short stone pathway leads to the front door, which opens into a welcoming and spacious entrance hall, where a turned staircase leads to the first floor.

There is a cloakroom and large utility room, which could easily be converted to a study, with walk in linen cupboard and the boiler. Opposite the cloakroom is a large storage cupboard.

The hallway leads through to the sitting room. This double aspect room has an attractive feature fireplace, and double sets of French doors leading out to the garden.

From here there is a door into the dining room, which also has doors to the garden, and wraps around in turn to the kitchen/breakfast room.

The kitchen/breakfast room has been fitted with a wealth of cabinetry comprising wall and base units, fitted appliances, and an attractive window seat overlooking the front garden.

From the kitchen, there is a door to the garage, which is fitted with useful shelves for storage and a door to the back garden. There's driveway parking in front of the garage and a further allocated space to the left of the property.







Stairs rise to the first floor from the hall, opening onto a wide landing with natural light from a picture window.

The split level landing leads to the principal bedroom, which has views to the front and a wall of built in wardrobes.

This leads into the ensuite shower room which features a half-mirrored wall and storage in vanity units.





Bedroom two is another spacious double room with views over the garden and a large ensuite shower room. There are two further double bedrooms and a contemporary family bathroom. A walk-in cupboard on the landing provides plentiful storage.



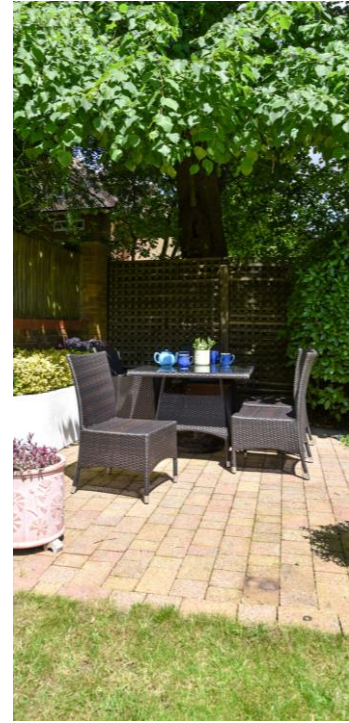


GARDENS: The attractive landscaped gardens feature well maintained lawns with a wealth of mature trees, shrubs and borders, and patio areas designed to catch the sun and ideal for summer entertainment and dining. The garden is private and securely fenced with a large shed for storage and equipment.

THE FIRS & LOCATION: The Firs is a small private close situated on the north-eastern side of the Stockbridge Road just south of Berewecke Road and Chilbolton Avenue. As well as having Winchester's main line station, there are a number of local shops takeaways and restaurants on Stockbridge Road including The Little Kitchen Bistro, Pi Pizza and Pickards Newsmarket, and is within striking distance of Winchester's city centre.

A short walk away along Stoney Lane, there are more comprehensive amenities which include Boots chemist, Costa Coffee, Waitrose and Aldi, Friarsgate GP surgery, and various takeaways and restaurants.

SCHOOLS: The property is within catchment for both Western CofE Primary School, The Westgate School, and Peter Symonds 6th Form College, each of which are within easy walking distance.



Approximate Gross Internal Area = 204.0 sq m / 2196 sq ft
 Shed = 3.3 sq m / 35 sq ft
 Total = 207.3 sq m / 2231 sq ft
 (Including Garage)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Created by Emzco Marketing (ID1095463)

MAC NKS

4 Romsey Road • Winchester • SO23 8TP
 T: 01962 843346 • E: winchester@martinco.com

01962 843346

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

