



Nony
Kerr - Smiley
FREELANCE ESTATE AGENT

96 Fairfield Road, Winchester, Hampshire SO22 6SG

Guide Price: £1,000,000 Freehold

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in association with
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**96 Fairfield Road, Fulflood,
Winchester SO22 6SG**

4 Bedrooms, 2 Bathrooms

Guide Price: £1,000,000

- Beautifully presented semi-detached four-bedroom Victorian home in heart of Fulflood
- Sitting room with wood burning stove
- Modern kitchen/breakfast room with French doors to the garden
- Dining room with working fireplace, bay window and built in cupboards
- Principal bedroom suite with ensuite and fitted wardrobes
- Spacious first floor bedroom with bay window and feature fireplace
- Two further bedrooms, a double and a single, plus contemporary family bathroom
- Restful and low maintenance rear garden with patio and substantial garden store
- Available with no onward chain, EPC tbc Council Tax band E
- Close to local shops, station & in catchment for Western CofE Primary School and The Westgate School



96 FAIRFIELD ROAD WINCHESTER, SO22 6SG

A four-bedroom Victorian semi-detached home on one of Fulflood's most desirable roads, within easy walking distance of Winchester railway station, well-regarded schools, local shops and restaurants, and the city centre.

This attractive house retains much of its original character, with high ceilings, picture rails, decorative plaster corbels in the entrance hall, and wood flooring.

Cast iron radiators and newly installed double-glazed sash windows (2025) add to the overall feel of quality and comfort.

The ground floor offers well-proportioned and practical living space.

The dining room, with its bay window, is a particularly bright room, featuring a working fireplace with wood surround and fitted shelving to the alcoves.

To the rear, the sitting room is a comfortable space centred around a recently installed log-burning stove, with views over the garden.





The kitchen is arranged across a split level and finished with quartz work surfaces and walnut-style base units with open shelving above. There is space for a range cooker and fridge, an integrated dishwasher, and a useful utility cupboard. With room for both a breakfast table and a sofa, it's a sociable space, and double French doors open directly onto the garden.

A cloakroom, understairs storage and further cupboards complete the ground floor.





The second floor provides a generous principal bedroom with a dormer window to the rear, Velux windows to the front, built-in storage and eaves space, along with an en-suite shower room.



AND SO TO BED: Upstairs, the first floor includes a family bathroom with natural light and a bath with shower over, a single bedroom currently used as an office, and two double bedrooms. Both doubles retain period features including fireplaces, while the front room also enjoys a bay window and open south-facing views across Winchester.





THE PROPERTY – USEFUL INFORMATION

Construction: A late Victorian semi-detached property originally over 2 floors, with a 20th century loft conversion. Construction is of traditional brick under a tile roof. Overall plot size 0.06 acres.

Local Authorities: Hampshire County Council and Winchester City Council

Parking: The property benefits from on street residents permit parking, available via Hampshire County Council.

Tenure: Freehold

EPC: Band D; Council Tax Band: E

Broadband: (Data via Ofcom)
Standard Max 16 Mbps Download speed
Superfast Max 80 Mbps Download speed
Ultrafast Max 1000 Mbps Download speed

Services: all mains services connected

Flood Risk: (Data via Environment Agency) Surface Water – low; Rivers and Seas – very low.



LOCATION: Fulflood is a popular family location, being ideally situated for access to the historic town centre, as well as having Winchester's main line station within easy walking distance, there are a number of popular local pubs and shops, takeaways and restaurants in the area.

A further walk brings you into the historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses. Further entertainment and interest can be found in the river walks, the theatre, cinema, many museums and the city's stunning cathedral.

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

Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.



Outside: The small front garden is enclosed by a low brick wall with a traditional diamond pattern tiled path leading to the front door.



The rear garden has been landscaped and improved by the current owners to make the most of the evening sun and to create a space that is easy to enjoy, with mature planting, attractive borders and secluded patio and a large store providing good storage.

The garden is a delightful area for enjoying sunny days and entertaining friends and has been designed to be low maintenance – ideal for people with busy lives.



Approximate Gross Internal Area = 155.1 sq m / 1669 sq ft
Garden Store = 10.3 sq m / 111 sq ft
Total = 165.4 sq m / 1780 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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