



67 Fairfield Road, Winchester, SO22 6SG
Guide Price £775,000 Freehold



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3 Bedrooms, 2 Bathrooms

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- Beautifully presented three-bedroom Victorian home in heart of Fulflood
- Modern extended kitchen with doors to the garden
- Sitting room/dining room with wood-burning stove and built in cupboards
- Modern home office in rear garden
- Principal bedroom with fitted wardrobes and en-suite shower room
- Bedroom three set into the loft space with useful eaves storage
- Contemporary family bathroom with bath and separate shower
- Recently fitted gas boiler
- EPC D Council Tax D
- Landscaped south facing rear garden
- Strolling distance to local shops, station and in catchment for Western and Westgate schools



**67 FAIRFIELD ROAD
WINCHESTER, SO23 6SG**

A lovely three-bedroom Victorian terraced home, beautifully extended and comprehensively modernised throughout, situated in the heart of the ever-popular Fulflood district of Winchester.

Fairfield Road is one of Winchester's most desirable residential roads, positioned within easy reach of Winchester railway station, the city centre, highly regarded local schools and excellent local amenities in nearby Weeke and Fulflood.

Offering over 1,300 sq ft of versatile accommodation including a detached studio/home office, this superb property perfectly blends period character with stylish contemporary living.

The accommodation begins with a welcoming entrance hall leading into an impressive open-plan sitting and dining room, featuring a contemporary wood-burning stove, bespoke wall panelling, elegant décor and ample space for both relaxing and entertaining.

To the rear, the property opens into a contemporary kitchen with sleek handleless cabinetry, integrated appliances and generous work surfaces, flowing seamlessly into a bright breakfast room with vaulted glazed ceiling and views across the landscaped rear garden.







PRINCIPAL BEDROOM & ENSUITE SHOWER ROOM



AND SO TO BED: On the first floor are two well-proportioned double bedrooms, including a beautifully presented principal bedroom, with a tastefully fitted ensuite shower room, together with a stylishly refitted family bathroom finished with metro tiling and patterned flooring. A further staircase rises to the second-floor bedroom suite, a spacious and characterful room with useful eaves storage.





THE PROPERTY – USEFUL INFORMATION

Construction: A late Victorian mid-terrace property originally over 2 floors, with a 20th century loft conversion and rear extension. Construction is of traditional brick under a tile roof. Overall plot size 0.03 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

Council Tax Band D; EPC: Band D

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: 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.




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

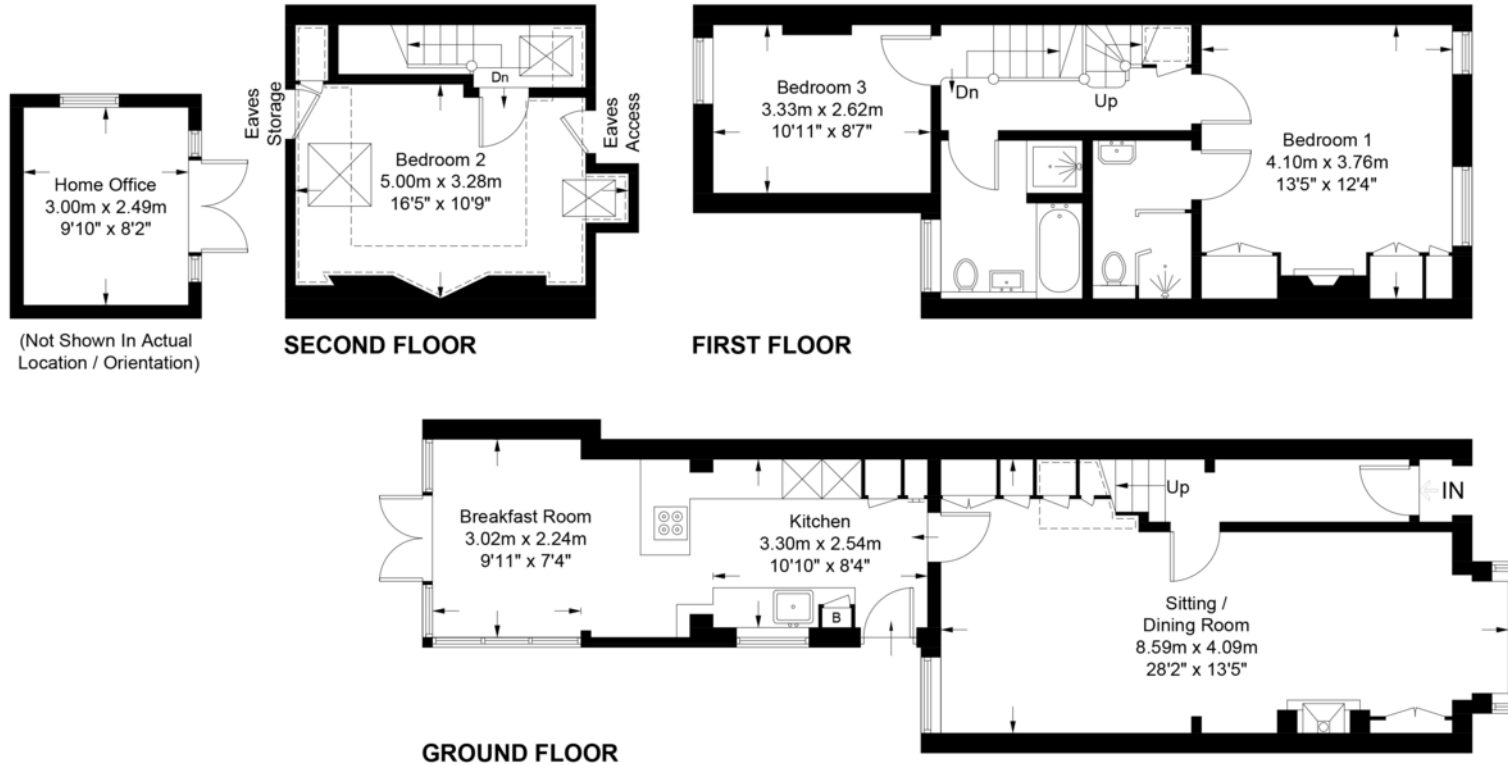
The south facing rear garden is a delightful space for enjoying sunny days and entertaining friends. A recently installed home office sits at the rear of the garden – with power, light and internet access making it perfect for home working days.



Approximate Gross Internal Area = 112.6 sq m / 1212 sq ft
Home Office = 7.5 sq m / 81 sq ft
Total = 120.1 sq m / 1293 sq ft



 = Reduced headroom below 1.5m / 5'0



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