



37 Western Road, Winchester, SO22 5AJ
Guide Price £775,000 Freehold

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37 Western Road, Fulflood

3 Bedrooms, 1 Bathroom

Guide Price £775,000

- Stunning three-bedroom terraced character home in Fulflood
- Potential for extension and improvement (STP)
- Sitting room with bay window and fireplace
- Dining room, with original features and fireplace
- Cellar room
- Large kitchen/breakfast room with doors to garden
- Three double bedrooms and family bathroom
- Downstairs guest cloakroom
- Attractive front and very long rear garden
- Walking distance to mainline railway station, local shops and buses
- In catchment for The Westgate School and Western Primary School
- EPC Band D; Council Tax band E



37 WESTERN ROAD
WINCHESTER, SO22 5AJ

This charming and beautifully presented Victorian three-bedroom home is located in the highly desirable and much-admired area of Fulfold, renowned for its strong community feel and close proximity to the city centre and travel links. The property dates from 1879, built by John Wise Jacob of Fulfold and offers generously proportioned accommodation, delightful gardens and a wealth of original period features that reflect its heritage and character.

A brick-paved pathway runs alongside the front garden and leads to the part-glazed front door, featuring attractive leaded glass panels that set the tone for what lies beyond. The welcoming entrance hall provides access to all principal ground floor rooms, with stairs rising to the first floor and descending to the cellar.

Glazed double doors open into the elegant **sitting room**, which is filled with natural light from a large bay window. The room is rich in character, with built-in bookshelves and cupboards framing a beautiful fireplace with green glazed tiled surround and mantelpiece. Moulded cornicing and a picture rail further enhance the period charm.

The spacious **dining room** enjoys pleasant views over the rear garden and features an open fireplace with recessed alcoves to either side, along with moulded cornicing and a picture rail, making it an ideal space for entertaining. A short inner hallway leads past a **cloakroom** and useful storage for coats and shoes, as well as a door to the cellar room. **The cellar** is carpeted and benefits from natural light via a rear window, offering flexible additional space.

To the rear of the property, the **kitchen/breakfast room** enjoys lovely views over the long and attractive garden. The kitchen is thoughtfully arranged with a range of base and eye-level units, work surfaces with tiled splashbacks, and space and plumbing for integrated appliances. A large side window provides excellent natural light to the breakfast area, while an exposed brick feature fireplace and chimney add further character.

From the kitchen, and accessed externally from the garden, is a brick-built lean-to, currently used for a tumble dryer and garden storage.







AND SO, TO BED: On the first floor, the spacious landing features built-in storage wardrobes, a picture rail and access to the loft space, which may offer potential for conversion subject to the necessary consents.



There are three bedrooms on this floor, comprising a principal bedroom, a comfortable guest bedroom and a further double bedroom.

These are all served by a family bathroom fitted with a panel-enclosed bath with shower over, pedestal wash hand basin, low-level WC and heated towel rail.





THE PROPERTY – USEFUL INFORMATION

CONSTRUCTION: Mid-terrace three-bedroom Victorian home, believed to have been built in the latter part of the 1900's, with brick elevations under a tile roof.

PLOT: Overall plot size 0.08 acres.

LOCAL AUTHORITIES: Hampshire County Council, Winchester City Council

PARKING: Permit parking on street available at Hampshire County Council

SERVICES: Mains gas, electricity and water and drainage are connected.

TENURE: Freehold. Council Tax Band E; EPC Band D.

BROADBAND: (Source: Ofcom) Ultrafast Broadband is available with up to 1000mbps download speeds.

FLOODING: (Source: Govt Environment Agency): Surface water, Groundwater, Rivers & Seas, Reservoirs: All Risks are Very Low.



LOCATION: Fulford 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.

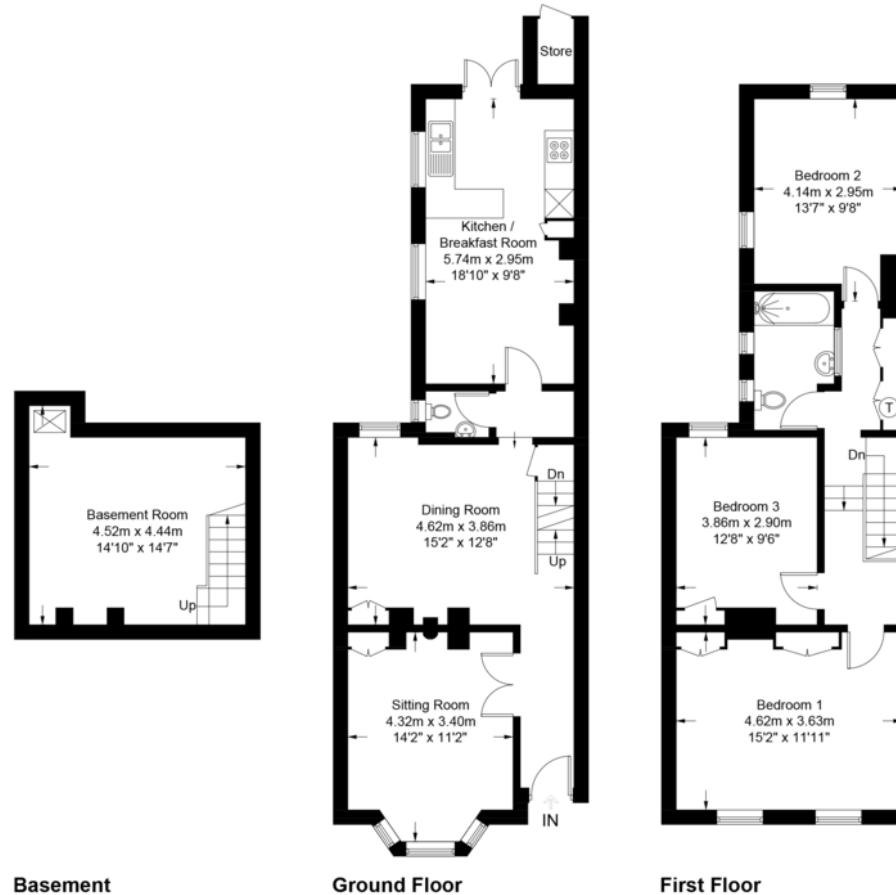


Outside, the front garden is mainly laid to lawn with planted borders containing spring bulbs, shrubs and a specimen tree. A side path leads to the front door, and it is worth noting that some neighbouring properties within the terrace have previously converted their front gardens into off-road parking, subject to permissions.

The rear garden is a particular highlight, extending to over 100 feet in length. Predominantly laid to lawn, it is complemented by well-stocked borders, mature trees and shrubs, creating a peaceful and private setting. A patio area adjacent to the kitchen provides an ideal spot for outdoor dining, while a gravelled area at the sunny end of the garden offers a wonderful space for summer entertaining and relaxation. Further benefits include a garden shed for storage and a discreet hedged area to the rear for composting and garden materials.



Approximate Gross Internal Area = 114.4 sq m / 1231 sq ft
 Basement = 17.7 sq m / 190 sq ft
 Store = 1.0 sq m / 11 sq ft
 Total = 133.1 sq m / 1432 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Created by Emzo Marketing (ID1270079)

MAC NKS

64 Parchment Street • • Winchester • SO23 8AT
 T: 01962 843346 • E: winchester@martinco.com

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