



18 Fairfield Road, Winchester, SO22 6SF
Offers Over £725,000 Freehold



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3 Bedrooms, 1 Bathroom

Offers Over £725,000

- Beautifully presented Victorian home in heart of Fulford
- Sitting room/dining room with open fire and built in cupboards.
- Recently refitted kitchen, leading to the utility room and cloakroom.
- Principal bedroom with feature fireplace and fitted wardrobes.
- Bedroom Two with feature fireplace
- Bedroom Three set into the loft space with useful eaves storage
- Contemporary family bathroom with bath and separate shower and built in linen cupboard.
- Utility and Cloakroom
- Landscaped rear garden with home office.
- Strolling distance to local shops, station, and in catchment for Western and Westgate schools
- Council Tax Band D, EPC Band D



18 FAIRFIELD ROAD, WINCHESTER, SO22 6SF

Set on one of Winchester's most desirable roads and just a short stroll from local shops and the mainline train station, this charming Victorian terraced house effortlessly blends period elegance with modern day living.

There is also a useful home office towards the rear of the garden, ideal for a studio or for those days when one is working from home.

This is a truly special home in a prime location - offering classic charm, modern touches, and easy access to all that Winchester has to offer.

THE PROPERTY:

A low brick wall and wrought iron gate welcome you to the property, leading to a classic tiled pathway flanked to one side by a shingled front garden. Step through the front door into a warm and inviting hallway, complete with attractive tiled flooring. Stairs rise to the first floor, while a door opens into the main living space.

The sitting room exudes character, featuring an open fireplace with pretty tiles, bespoke fitted cupboards with attractive picture light fittings in the alcoves, and a charming window seat nestled within the bay window.

This room flows seamlessly into the dining room, from where a glazed door opens out to the rear garden, and through to the beautifully refitted kitchen.

The kitchen is both stylish and functional, boasting sleek cabinetry topped with quartz worktops, and integrated appliances which include the oven, hob, dishwasher, and wine fridge, and has a window overlooking the side garden. Beyond the kitchen, a useful utility room and cloakroom provide additional convenience.







AND SO TO BED: Upstairs, the principal bedroom is a generous and elegant space, overlooking the front of the house. It includes a pretty feature fireplace, built-in wardrobes in the alcoves, and an additional storage cupboard. The second bedroom is also a well-proportioned double, with a fireplace and views over the rear garden. To the rear of the first floor, the stunning bathroom showcases beautifully contrasting cream and green tiling, and features a bath, separate shower, and built-in airing cupboard housing the hot water tank.

The loft has been thoughtfully converted to create a spacious third double bedroom, complete with built-in eaves storage and Velux windows to both the front and rear, flooding the room with natural light.





THE PROPERTY – USEFUL INFORMATION

Construction: A late Victorian mid-terrace property originally over 2 floors, with a 20th century loft conversion. Construction is of traditional brick under a tile roof. Overall plot size 0.04 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 AND HOME OFFICE:

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

Rear Garden: The rear garden has been landscaped and improved by the current owners, creating a delightful space for enjoying sunny days and entertaining friends, with a delightful play area for children and still having room for some vegetables.

Home Office: A home office has been installed at the rear of the garden – with power, light and internet access making it perfect for home working days.



Approximate Gross Internal Area = 105.3 sq m / 1133 sq ft
 Home Office / Store = 12.8 sq m / 138 sq ft
 Total = 118.1 sq m / 1271 sq ft



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