



Nony
Kerr Smiley
THE ALLIANCE ESTATE AGENTS

14 The Firs, Winchester, Hampshire, SO22 6BD
Guide Price £625,000 Freehold

Nony
Kerr Smiley
in association with
MARTIN&CO

MARTIN&CO

The Firs, Winchester, SO22 6BD

2 Bedrooms, 2 Bathrooms

Guide Price £625,000

- Spacious property in prestigious development close to the City centre
- Gracious and welcoming hallway
- Well fitted modern kitchen/dining room
- Generously sized sitting room with flame effect fire and doors to garden
- Principal bedroom with fitted wardrobes and ensuite shower room
- Guest bedroom with wall of fitted wardrobes
- Downstairs guest cloakroom
- Low maintenance courtyard garden with side access
- Allocated parking and visitors bays for additional parking
- Close to local amenities, mainline railway station and local schools
- Council Tax Band E, EPC Band C
- Service Charge 2025/2206: £995.66pa (payable as £497.83 per six months).
- Buildings insurance £168.83pa (Yr 2025/26)



14 THE FIRS WINCHESTER, SO22 6BD

The Firs is an exclusive and prestigious development, built around 2004, featuring a collection of classically inspired homes designed with comfort, elegance, and effortless modern living in mind - and this particular property embodies those qualities beautifully.

Nestled just off Stockbridge Road, the approach is marked by an attractive low brick wall with white-rendered pillars, creating a refined first impression. Beyond them, a neatly laid block-paved driveway winds into the development, offering a sense of privacy and understated sophistication as you arrive.

As you approach the property, the traditional architectural styling and elegant window designs immediately catch the eye. The standout feature is the first-floor window of the principal bedroom, which wraps around three sides of the wall, creating a striking, almost turret-like effect reminiscent of a lookout tower.

The front door opens into a predominantly glazed inner vestibule, ideal for coats and shoes, from where glazed double doors open into a gracious hallway. From here stairs rise to the first floor and the spacious hallway has a useful cloakroom and also leads to each of the downstairs rooms.

The sitting room is another generously proportioned space, measuring approximately 17' x 12'. It features an attractive fireplace with an electric flame-effect fire that creates a warm focal point, and double doors open directly onto the garden, allowing plenty of natural light to fill the room.

The kitchen/dining room has an attractive chequer-board style black and white tiled floor, and overlooks the front of the property. It has been beautifully fitted with a wealth of cabinetry which includes ample drawers and cupboards, two raised built in Bosch ovens, and a fitted microwave. There is a built-in washing machine, and a large American-style fridge-freezer.





The **Principal Bedroom** is wonderfully bright, with windows wrapping around the front of the room and filling the space with natural light. It is fitted with two sets of double wardrobes, providing an excellent range of both hanging space and shelving.

Leading off the bedroom is an **en-suite shower room**, featuring a large walk-in shower cubicle, a WC, and a basin set into practical vanity storage beneath a wide illuminated mirror.



AND SO, TO BED: Upstairs, the landing leads to each of the bedrooms, family bathroom, and has a large airing cupboard, which is fitted with shelving and houses the Mega-Flow hot water tank. The family bathroom is elegantly fitted and comprises a bath, a separate shower cubicle, a WC, and a basin set into practical vanity storage. Above the basin, a large mirror is complemented by a striking light feature, discreetly set behind a pelmet that runs the length of the recessed shelving, adding both style and functionality.



Bedroom Two is another generous double room, enjoying a pleasant outlook over the garden. It features an entire wall of fitted wardrobes and cupboards, providing ample storage with a combination of hanging space and shelving. The room also benefits from access to additional loft storage.





THE PROPERTY – USEFUL INFORMATION

Construction: Built in 2004/5 with red brick elevations this is a terraced property over two floors, all under a tiled roof, with double glazed timber windows. Overall plot size 0.04 acres.

Local Authorities: Hampshire County Council and Winchester City Council

Parking: The property benefits from one allocated parking space, visitors parking spaces are available nearby.

Tenure: Freehold; Council Tax Band E; EPC: Band C

Service Charge: Service charge (Yr 2025/6): £995.66pa (payable as £497.83 per six months); Buildings Insurance £168.83pa. The management is organised by The Firs (Winchester) Management Company, of which (we understand) any home owners can be members, along with Belgarum Property Management (BPM) who manage the accounts and day to day affairs.

Broadband: (*Data via Ofcom*): The property is in the area for 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: The Firs is a prestigious development 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 the town 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. 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.



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.

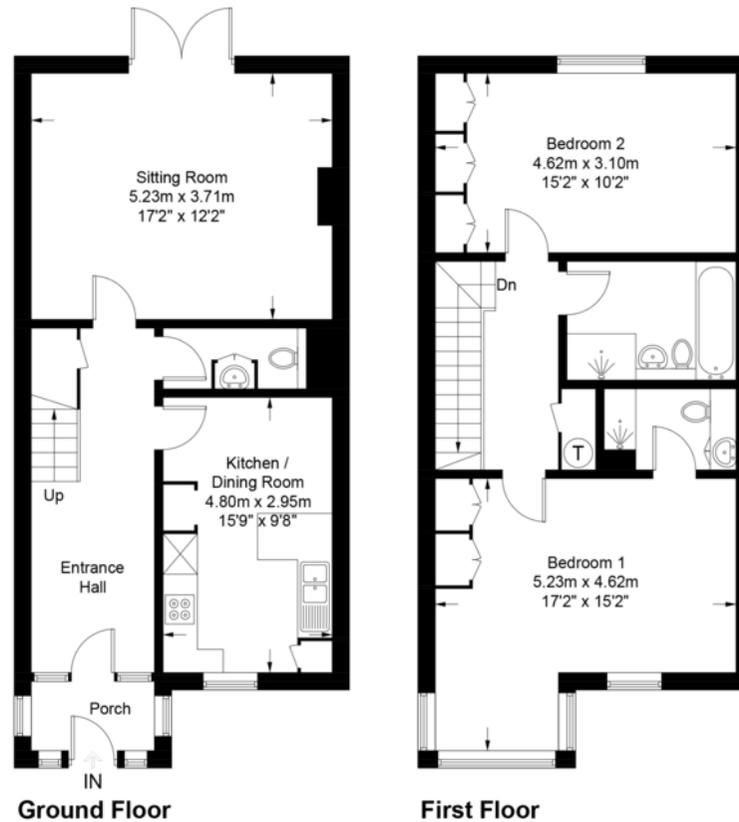


GARDEN: To the rear is an enclosed, low maintenance, courtyard garden fully paved with raised beds and mature shrubs and climbing plants, and a fitted bin store, and a gate offering side/rear access.

To the front of the property there is a small flower bed under the kitchen window, and an allocated parking space. The development also benefits from several visitor parking bays.



Approximate Gross Internal Area = 114.9 sq m / 1237 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1261074)

MAC NKS

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

01962 843346
<http://www.martinco.com>

MARTIN&CO

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.