



SHERWOOD, PARK ROAD, WINCHESTER

Hampshire, SO22 6AA



PARK ROAD, WINCHESTER

A contemporary, detached family home, superbly positioned in one of Winchester's most desirable residential areas, within walking distance of the city centre.



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EPC

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Local Authority: Winchester City Council

Council Tax band: F

Tenure: Freehold

Guide price: Please ask agent



THE HOUSE PROVIDES WELL-BALANCED AND VERSATILE
ACCOMMODATION, IDEALLY SUITED TO MODERN FAMILY LIVING.

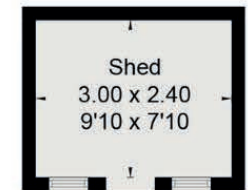
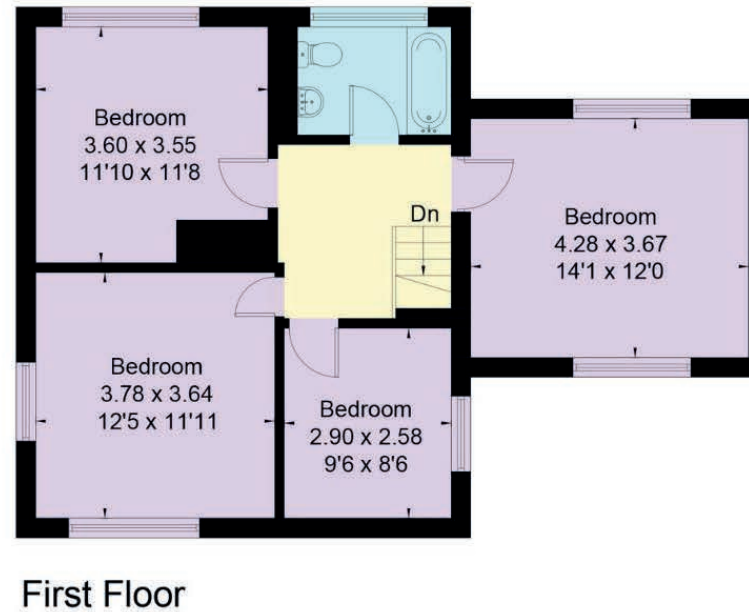
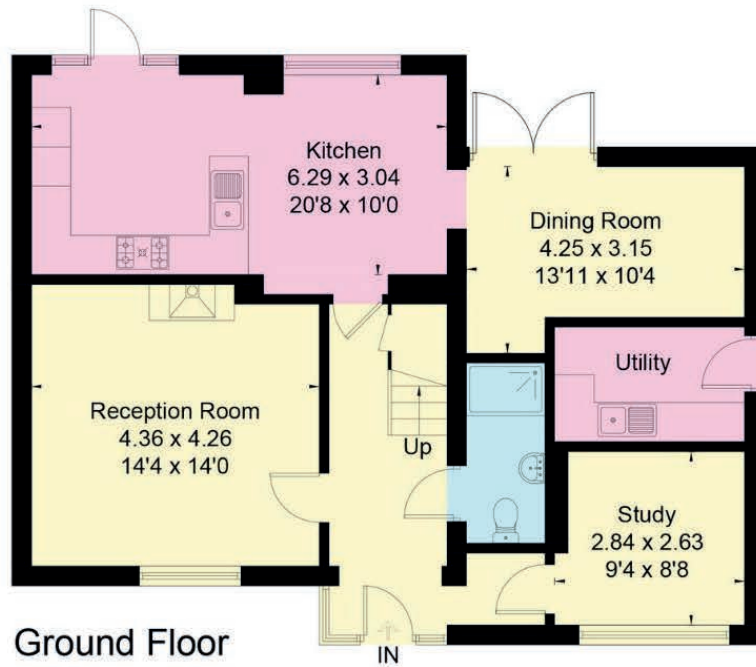
Arranged over two floors, there are four generous double bedrooms served by a well-appointed family bathroom. On the ground floor, a welcoming entrance hall leads to a useful study, which could equally serve as a snug or ground floor bedroom, complemented by a cloakroom with a shower, ideal for guests or flexible living. The sitting room is well-proportioned with a woodburning stove. To the rear, the property opens into a superb open-plan kitchen/breakfast room, which flows seamlessly into an adjoining dining/family room, with an excellent connection to the garden. A practical utility/boot room is accessed from here. Outside, the property sits within a plot of approximately 0.2 acre and is approached via a private driveway providing off-road parking. The rear garden enjoys a particularly attractive southerly aspect and has been partially landscaped to include a wide variety of shrubs and flowering plants, alongside a well-maintained lawn, offering a delightful setting for outdoor living



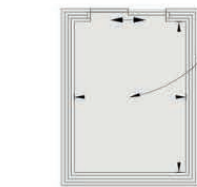
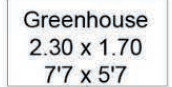




Approximate Floor Area = 146.2 sq m / 1574 sq ft
Greenhouse = 3.9 sq m / 42 sq ft
Total = 150.1 sq m / 1616 sq ft
(Excluding Shed)



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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