



**194 STOCKBRIDGE ROAD**  
Winchester, Hampshire, SO22 6RP

**Carter Jonas**



## 194 STOCKBRIDGE ROAD, WINCHESTER, HAMPSHIRE, SO22 6RP

- 3 bedrooms
- 3 reception rooms
- Family bathroom
- Cellar
- Rear lawned garden
- Period features
- Potential to extend (STPP)
- Well located for the city centre and train station

### DESCRIPTION

This charming semi-detached period home offers great convenience, with its proximity to all that Winchester has to offer. Internally the ground floor accommodation is accessed via the porch and hallway and consists of an elegant sitting room with fireplace and bay window, and a dining room with fireplace, French doors to the rear garden and stained-glass windows above. In addition, there is a breakfast room just off the kitchen. The kitchen itself has a range of base and eye level units, and a door to the rear garden. Stairs from the hallway lead down to the cellar. First floor accommodation comprises 3 bedrooms and a family bathroom.

### OUTSIDE

Externally, the rear garden is a good size and is partly walled, and mainly laid to lawn, with various beds and borders and a range of mature trees. Residents parking.

## HANDSOME VICTORIAN HOME IN THE SOUGHT AFTER FULFLOOD AREA





## LOCATION

Situated in the desirable area of Fulflood with its mix of Victorian and Edwardian houses, this property is within easy access to Winchester city centre with its many restaurants, cafes and bars as well as other facilities such as shops, cinema, theatre and library. Winchester mainline station is within 0.5 miles with regular trains to London Waterloo (approximately 1 hour). This property is within approximately 0.5 miles of Western CE Primary, The Westgate School and Peter Symonds College.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains water, not on a meter. Mains electricity, gas and drainage. Gas central heating. Mobile phone coverage and broadband speeds can be checked here: <https://checker.ofcom.org.uk/>.

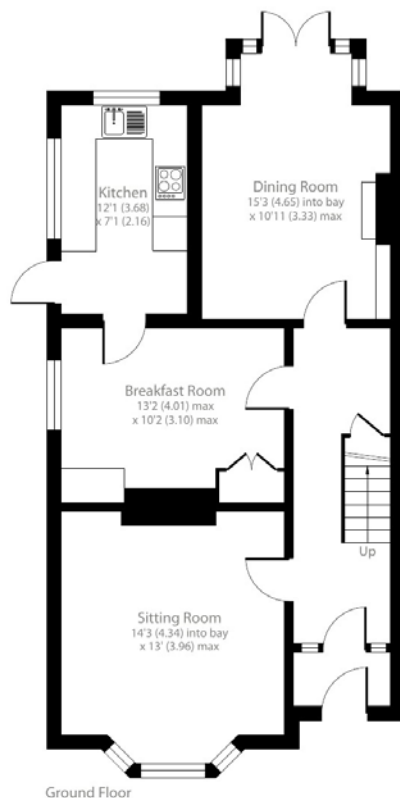
**Local Authority:** Winchester City Council. Council Tax Band E.

**Viewing:** Strictly by the agent, Carter Jonas.

**Agent's Note:** Under the Estate Agents Act 1979, we are required to disclose that the owner is a connected party to Carter Jonas.







## Stockbridge Road, Winchester, SO22

Approximate Area = 1318 sq ft / 122.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Carter Jonas. REF: 1096148



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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