



**22 FAIRFIELD ROAD**

Winchester, Hampshire, SO22 6SF

**Carter Jonas**



## 22 FAIRFIELD ROAD, WINCHESTER, HAMPSHIRE, SO22 6SF

### STUNNING MODERNISED AND EXTENDED HOME

- 3 bedrooms
- Bathroom
- Sitting room
- Kitchen/Dining/Family room
- Garden
- Home office studio

#### DESCRIPTION

The entrance door opens to the inner hall with stairs rising to the first floor, and doors through to the sitting room and dining room. The property has recently undergone complete modernisation which has created a wonderful open plan kitchen/dining/family room whilst retaining a separate sitting room which can also be opened via double doors. The kitchen is fitted with wall, base and drawer units, built in dishwasher and freestanding range style cooker and fridge freezer. The family room has bifold doors opening onto the rear garden, with paved terrace, laid to lawn and a detached home office/studio which is insulated and has independent power and light. On the first floor there are two double bedrooms and family bathroom with freestanding bath, WC, wash hand basin and shower cubicle. On the 2nd floor the landing opens to a principal bedroom with combination of Velux and dormer windows.



## 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, electricity, gas and drainage. Gas central heating. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

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

**Viewings:** Strictly by appointment with Carter Jonas, 01962 842742.





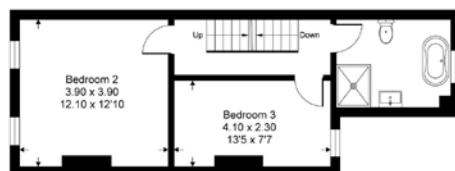


## Fairfield Road, SO22

Approximate Gross Internal Area = 121.6 sq m / 1309 sq ft  
Approximate Home Office / Studio Internal Area = 12.9 sq m / 139 sq ft  
Approximate Total Internal Area = 134.5 sq m / 1448 sq ft  
(excludes restricted head height)



Second Floor



First Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Produced for Carter Jonas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	71	
(55-68) <b>D</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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