



**64 FAIRFIELD ROAD**  
Winchester, Hampshire, SO22 6SG

**Carter Jonas**



## 64 FAIRFIELD ROAD, WINCHESTER, HAMPSHIRE, SO22 6SG

- 4 bedrooms
- 3 receptions
- Original features
- Extended
- Residents parking
- Less than ¼ mile of Station
- ½ mile to City Centre
- No onward chain

### DESCRIPTION

The covered porch opens through to the spacious and light entrance hallway with doors through to the principal receptions and stairs rising to the first floor. The sitting room has a beautiful bay window maximising the natural light into this elegant reception, with double height doors that open through to the formal dining room with further window onto the side return and garden. There is a further breakfast/family room with further bay window to the side and in turn opens through to the well-appointed kitchen which is fitted with wall, base and drawer units and arch opening through to the utility room with part vaulted ceiling with skylights, door onto the rear garden and ground floor cloakroom.

On the first floor the split landing provides access to three bedrooms, the principal bedroom spans the front of the house with large open bay window, two further bedrooms, separate WC and family bathroom with four piece suite, and further staircase leading to the 2nd floor where there is a further double bedroom and ensuite shower room.

**DATING FROM THE LATE 1800, THIS STUNNING DOUBLE BAY FRONTED VICTORIAN HOME OFFERS BOTH CHARACTER AND CHARM WITH AN ABUNDANCE OF BEAUTIFUL ORIGINAL FEATURES**





## OUTSIDE

The garden is a perfect oasis with a combination of paved patios, lawns and established planting.

## 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 ¼ mile with regular trains to London Waterloo (approximately 1 hour). This property is within approximately ½ mile of Western CE Primary, The Westgate School and Peter Symonds College.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

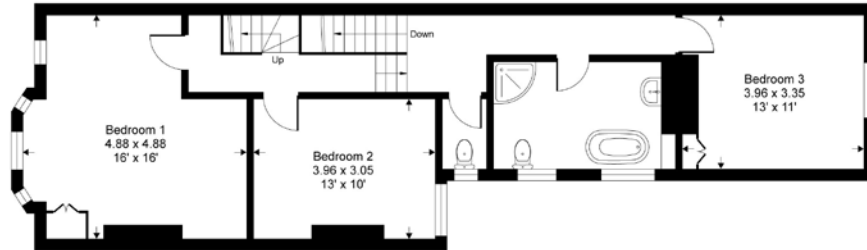
**Services:** Mains water, electricity, gas and drainage. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

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

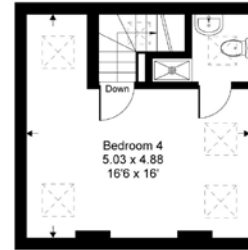
**Viewings:** Strictly by appointment with Carter Jonas, 01962 842742.



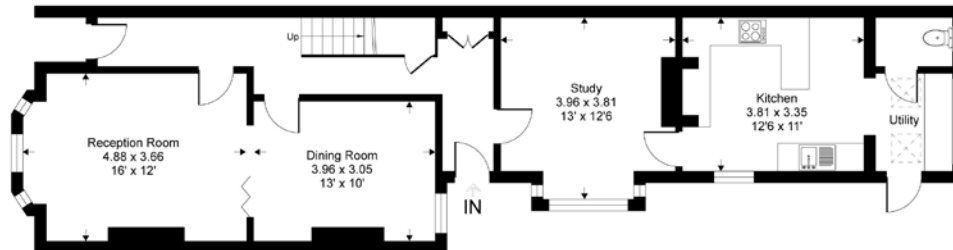
**Fairfield Road, SO22**  
Approximate Gross Internal Area = 175.2 sq m / 1886 sq ft



**First Floor**



**Second 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>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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

**Winchester 01962 842742**

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, SO23 8RZ

**carterjonas.co.uk**

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