



Clifton Road, Winchester
Hampshire, SO22



Beyond your expectations

A period 3 bedroom property set just off Oram's Arbour.

Hamptons International

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3 Bedrooms | Family Bathroom | Shower Room | Entrance Porch | Kitchen/Dining Room | Family Room | Sitting Room | Terrace | Permit Parking

Guide Price £600,000 Freehold

Description

Modified and improved by the current owners, this city centre property offers an excellent array of accommodation arranged over three floors.

On the ground floor, there are two reception rooms, one of which features a gas living flame fire whilst the sitting room, situated to the rear, offers a decorative cast iron fireplace and French doors on to a raised paved terrace overlooking the garden.

On the lower ground floor is a beautifully appointed kitchen dining room comprising contemporary units with solid wood worktops, integrated fridge, freezer and dishwasher along with marble floor with under floor heating. Double doors lead out to a decked entertaining area with steps down to the garden. Continuing on this level, the basement has been converted to provide a guest bedroom with en suite shower room.

On the top floor there are two further bedrooms both of which feature cast iron fireplaces with the rear bedroom providing elevated views across Stockbridge Road. The bedrooms on this level are served by the modern family bathroom.

Outside

Externally the property benefits from an enclosed garden with rear access. The terrace accessed from the sitting room and the second deck accessed from the kitchen dining room, both provide pleasant outdoor

seating areas, with the latter featuring built in bench seating. Beyond the lower deck is a garden comprising bark covered area edged by planted borders and leading to a shed and rear gate at the far end.

Location

Clifton Road is situated in a conservation area overlooking Oram's Arbour and comprises mainly period properties. This property is very well placed to take advantage of the City with its extensive amenities, excellent cultural, educational and leisure facilities. The railway station offers access to London Waterloo (about 1 hour) and Junction 11 of the M3 provides road access to London (about 70 miles), the South Coast and motorway network.

Additional Information

LOCAL AUTHORITY: Winchester City Council

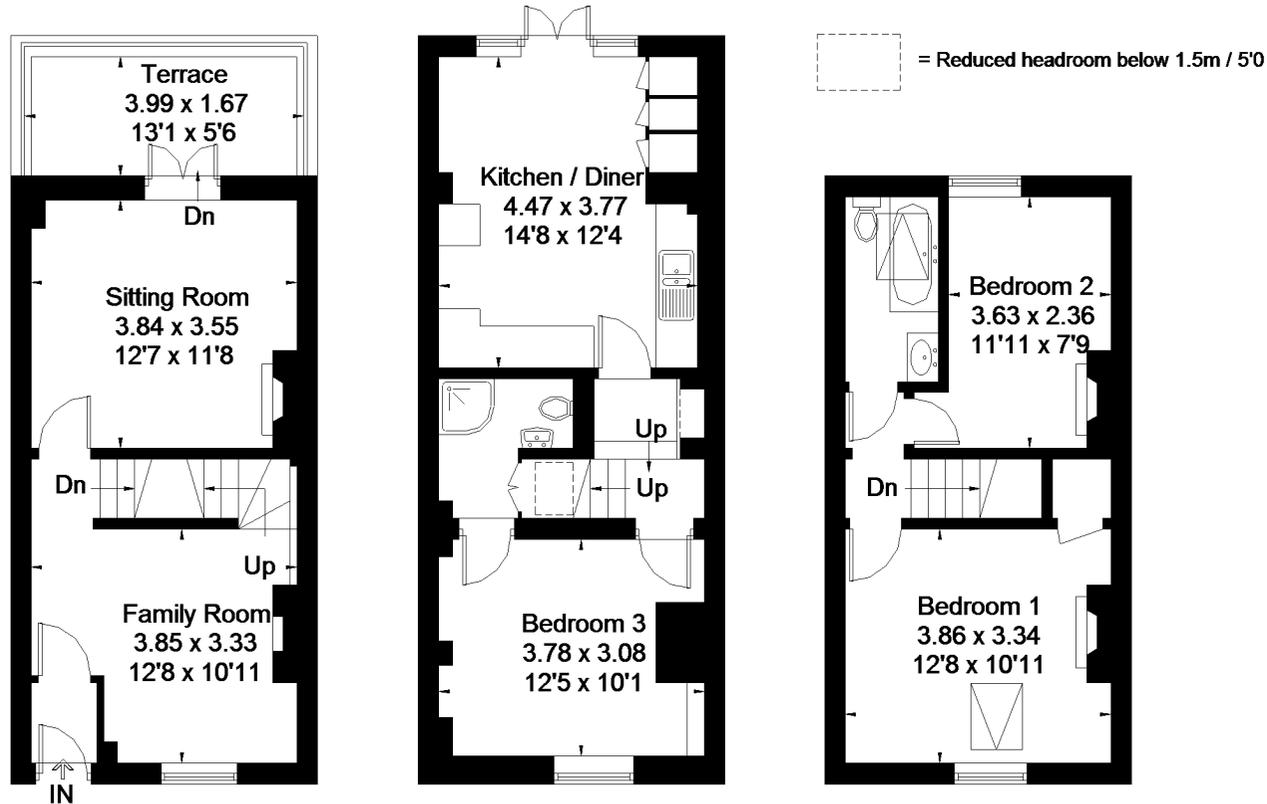
SERVICES: All Mains Services, Gas Central Heating



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 100.7 sq m / 1084 sq ft



Upper Ground Floor

Lower Ground Floor

First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 172805

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

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

