



Amberley, 127 Greenhill Road, Winchester, SO22 5DX
Guide Price £950,000 Freehold



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3 Bedrooms, 3 Bathrooms

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- Three Bedroom semi-detached house in Fulflood
- Contemporary kitchen/dining/family room with bifold doors to the garden
- Separate utility room
- Sitting room with woodburning stove
- Study and ground floor shower room
- Principal bedroom with ensuite shower room
- Two further double bedrooms
- Family bathroom
- Envious far-reaching views across Winchester
- Long south facing garden
- In catchment for Western Primary School and The Westgate School
- Walking distance to Railway Station and local shops on Stockbridge Road
- Council Tax Band E; EPC Band C



**AMBERLEY, 127 GREENHILL ROAD
WINCHESTER, HAMPSHIRE, SO22 5DX**

Set in highly desirable Fulflood is this three-bedroom semi-detached extended and refurbished family home. Believed to date from the 1930's the property retains many original features, such as bow windows to the sitting room and first floor main bedroom. The current owners have gone to considerable lengths to retain and source period features with, for example, the doors throughout being contemporaneous and having Art Deco style fittings.

Fulflood is a popular family location, being ideally situated for access to the town centre, as well as having Winchester's main line station within easy walking distance, there are a number of popular local pubs and shops, takeaways and restaurants in the area. A further walk brings you into the historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses. Further entertainment and interest can be found in the river walks, the theatre, cinema, many museums and the city's stunning cathedral.

Set back from the road, with an attractive block paved forecourt providing parking for at least three vehicles, and more on occasion. The front door is approached up a short flight of steps and opens into a spacious wood floored hallway from which all principal downstairs rooms can be accessed.

KITCHEN/DINING/FAMILY ROOM: At the rear of the property the owners have created a large L-shaped kitchen/dining/family room, full of light from a wall of bi-fold windows overlooking the garden and the use of bright and attractive 'spring' colours throughout. An island with polished wood worktop and inset 5-burner gas hob and breakfast bar forms a central point separating the kitchen area with its wealth of high-gloss cream fitted units, tiled floor and sunny yellow splash backs, from the dining area. This has room for a long table, and a comfortable sitting area in front of the windows looking out towards the garden.

UTILITY ROOM: A separate utility room, with overhead Velux window, features space for both a washing machine and a dryer, a useful sink and plentiful storage units and worktop space, a glazed door provides access to the garden.





SITTING ROOM: The sitting room is an attractively decorated room, filled with light from the large bow window, with high ceilings and a Portland stone hearth with a modern wood burning stove providing a cosy centre piece. **HALLWAY, STUDY & SHOWER ROOM:** Further downstairs accommodation has been formed by adding a side extension to create a useful Study, the creation of separate storage area for coats and shoes and the addition of a modern shower room – enabling this space to be used as further bedroom space if required.





PRINCIPAL BEDROOM AND ENSUITE SHOWER ROOM: The principal bedroom features far reaching views across Winchester via the stunning bay window and has been designed with a wealth of mirrored wardrobe cupboards along one entire wall – reflecting light throughout the room. The current owners have re-configured the main bedroom to incorporate what would have been the third bedroom on this floor as a sizeable en-suite shower room.





LANDING: Upstairs on the first floor the landing has painted pine floors and provides access to the modern **FAMILY BATHROOM**, and two large double bedrooms. **BEDROOM TWO** is a charming room with a pair of fitted wardrobe cupboards and a central bookcase, a large window looks out over the garden making this a light and bright room.

BEDROOM THREE: A further staircase leads up to a large loft bedroom, with plentiful storage, and Velux windows to the front and rear. With the appropriate permissions this room may benefit from the addition of dormers to create a further bathing or accommodation space. with water. waste and electricity systems usefully already in place.





GARDEN: The south facing rear garden, which slopes gently uphill, is over 100ft long and has been landscaped and improved by the current owners, creating a delightful space for enjoying sunny days and entertaining friends, with plenty of room for keen gardeners to grow their own or create their dream garden – and still have plenty of room for children to play.

PARKING: The property has off-road forecourt parking, upon which the current owners have regularly and comfortably parked three cars. Permit parking, available via Hampshire County Council, allows for further parking on-street in the immediate area.

SCHOOLING: The property falls within catchment for Western CofE Primary School, The Westgate School, and Peter Symonds 6th Form College, each of which are within walking distance. Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.

THE PROPERTY:

Construction: An early 20th Century semi-detached property over 3 floors, believed to date from around 1930 and therefore construction is believed to be of traditional brick under a tile roof. Overall plot size 0.14 acres. **Local Authorities:** Hampshire County Council and Winchester City Council. **Tenure:** Freehold

Broadband: (Data via Ofcom) Standard: Max 16 Mbps; Download speed: Superfast Max 80 Mbps; Download speed Ultrafast Max 1000 Mbps.

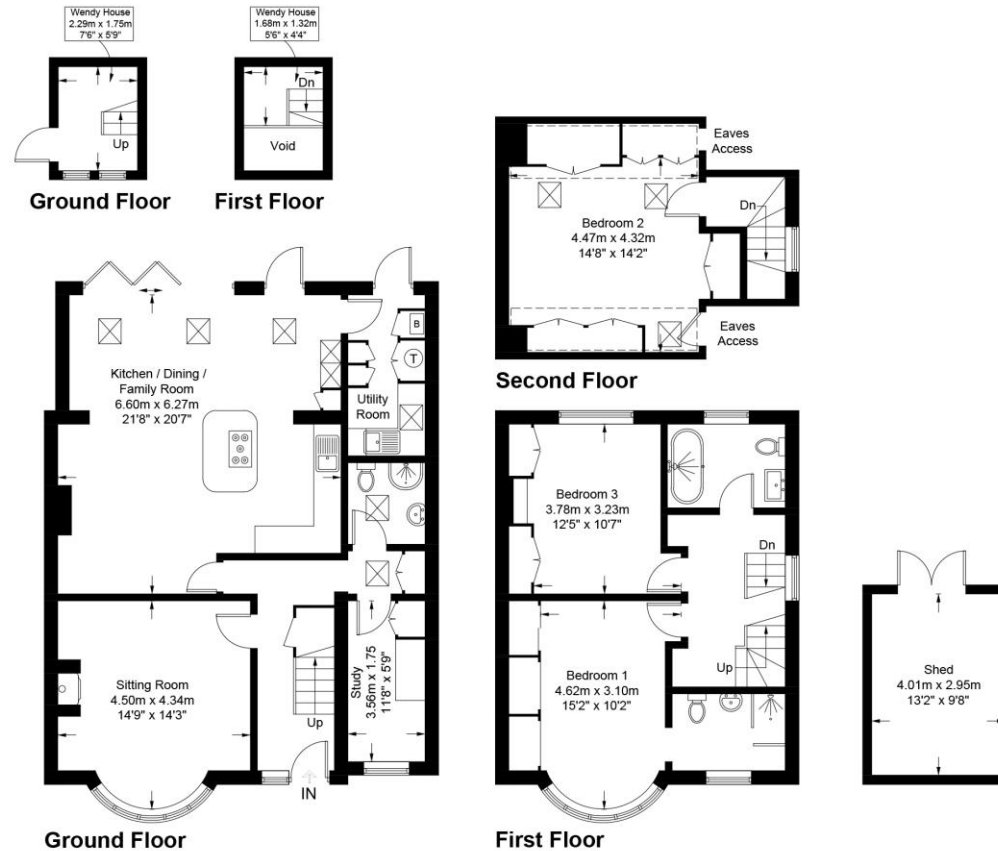
Flood Risk: Surface Water - very low; Rivers and Seas – very low.

Approximate Gross Internal Area = 160.9 sq m / 1732 sq ft

Shed = 11.8 sq m / 127 sq ft

Wendy House = 6.3 sq m / 68 sq ft

Total = 179.0 sq m / 1927 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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