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Fishwicke Road, Winchester, Hampshire, SO22 6LE











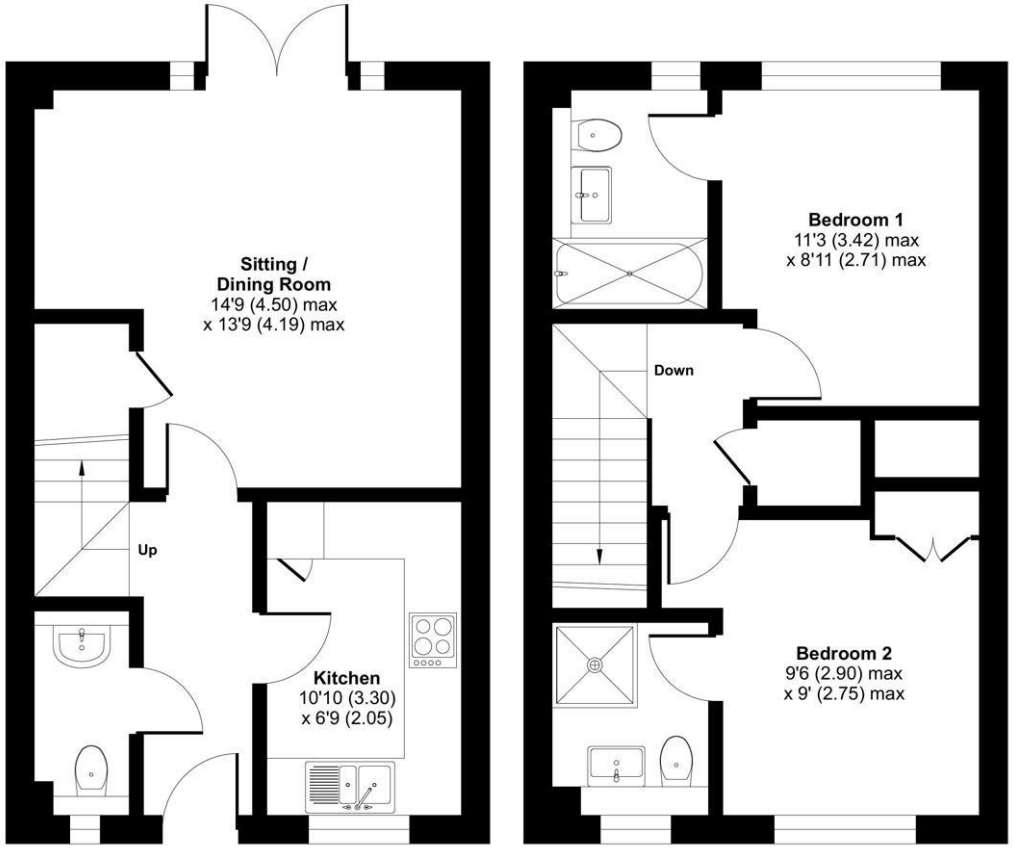
ACCOMMODATION

Situated within the sought-after Kings Barton development on the outskirts of Winchester, this attractive two-bedroom Cala Home offers beautifully presented and well-proportioned accommodation arranged over two floors. Designed with modern living in mind, the property is ideally suited to first-time buyers, professionals, couples or those seeking to downsize. The ground floor features a spacious and welcoming sitting/dining room, providing a versatile space for both relaxation and entertaining. French doors open outwards, allowing natural light to flood the room and creating an inviting atmosphere with an attractive connection to the outside. The separate kitchen is thoughtfully arranged with a range of fitted units, generous worktop space and integrated cooking appliances, offering a practical and functional setting for everyday use. A convenient downstairs cloakroom and useful storage complete the ground floor accommodation. On the first floor, there are two well-proportioned bedrooms and two bathrooms. Bedroom One is a comfortable double room, measuring approximately 11'3" x 8'11", and benefits from a conveniently positioned adjacent bathroom. Bedroom Two, measuring approximately 9'6" x 9'0", provides a flexible space that could equally serve as a guest bedroom, nursery or home office. A further bathroom completes the first-floor accommodation. Combining contemporary design with a practical layout, this appealing Cala Home offers an excellent opportunity to acquire a modern, low-maintenance property within one of Winchester's most popular residential developments. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

Approximate Area = 740 sq ft / 68.7 sq m

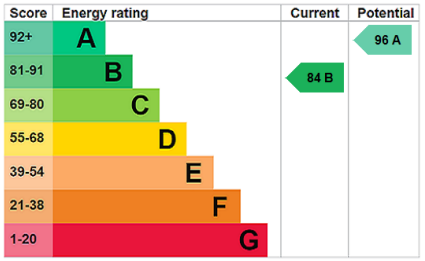
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Charters Estate Agents Limited. REF: 1539329





Scan the QR code to find out more information about this property.

SITUATION

Kings Barton is a popular residential development offering an appealing balance of modern living, green open spaces and a welcoming community atmosphere. Residents can enjoy nearby walking routes and local amenities, while the historic city of Winchester is within easy reach. Winchester city centre offers an excellent selection of independent boutiques, high-street shops, restaurants, cafés and leisure facilities, together with its renowned cathedral and historic attractions. For commuters, Winchester railway station provides convenient services towards London Waterloo and the South Coast, while the nearby M3 motorway offers excellent road connections to Southampton, Basingstoke and beyond.



SPECIFICATION

- Attractive two-bedroom Cala home
- Sought-after Kings Barton development
- Spacious sitting/dining room with French doors
- Modern fitted kitchen with integrated cooking appliances
- Two well-proportioned bedrooms and two bathrooms
- Convenient access to Winchester city centre and transport links

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

ASKING PRICE £390,000

TENURE

Freehold

Annual Estate Management Charge: Ask Agent

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor. Agents Note: Where this property is subject to estate management, service, and/or ground rent charges, an administrative fee may be payable to the management company to transfer these charges into the buyer's name upon completion.

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