







Sarum Road, Winchester, Hampshire, SO22 5QE



- Plot in excess of 0.5 acres • Close to Kings School rear gates
- Leafy views towards the front aspect • Extended family home
- Excellent family layout • Outer fringes of the city

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ACCOMMODATION

This exceptional detached family home is perfectly placed on a plot in excess of 0.5 acres and benefits from a stunning view across the Royal Winchester Golf Course. The property internally provides almost 3000 square feet of living accommodation traditionally spread over two floors. This family home boasts two comfortable reception rooms on either end of the ground floor providing flexible living with then a sizeable kitchen/dining room with a further lounge area providing a great social space in the centre of the home. The kitchen has been completed in a shaker design with an exciting hidden pantry. A separate office/study, an integral garage section along with a cloakroom complete the ground floor accommodation.

The first floor houses five comfortable bedrooms with the principal benefitting from a large four-piece en-suite, valuated ceiling and Juliet balcony overlooking the garden. A spacious family bathroom services the further bedrooms. Three of the four remaining bedrooms benefit from built-in wardrobes and the sizable landing also provides additional stowing space.

Externally to the front is ample off-road parking and a landscaped front garden. The rear garden is mainly laid to lawn with a mature boundary hedge row and a large patio area leading off the house ideal for entertaining.



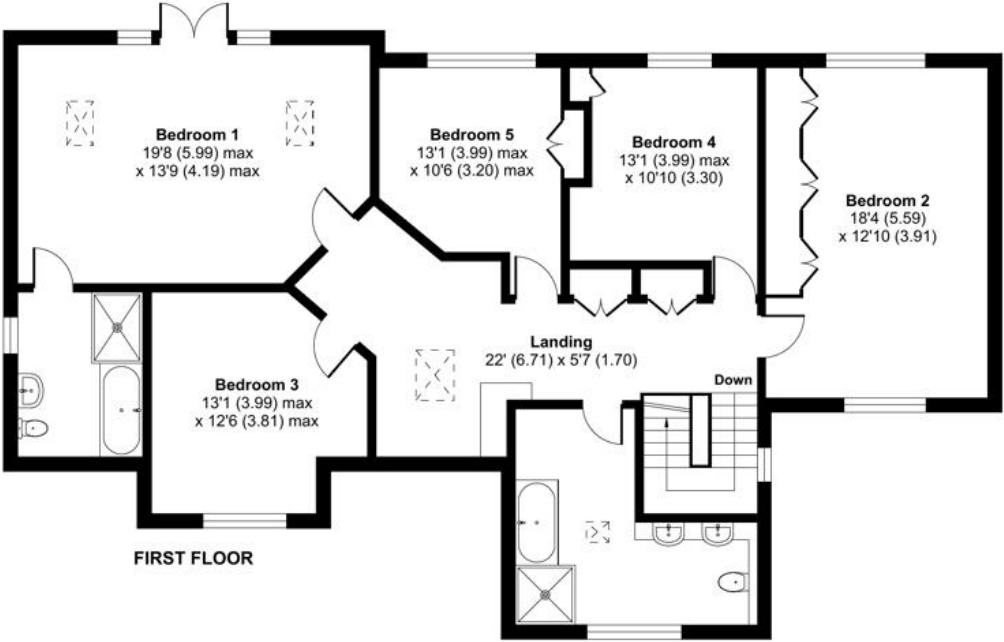
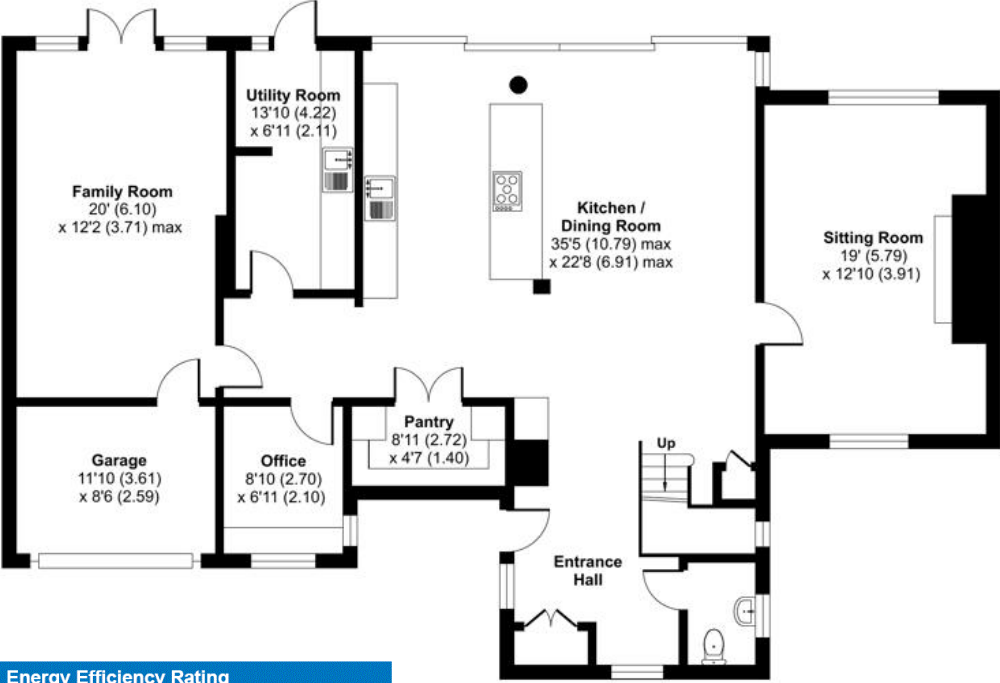
SITUATION

Steeped in history, Winchester is England's ancient capital city and former seat of King Alfred the Great. This bustling city seamlessly combines grand old architecture with 21st Century art, sculpture and world-class attractions which includes the magnificent Cathedral. With award-winning pubs and restaurants and a plethora of boutique shops and café bars, there is so much to enjoy in this city. There is a cultural programme throughout the year which includes top literary festivals, exhibitions and theatre productions. Winchester boasts some of the best schools in the county and is home to Winchester University and Winchester College - the oldest public school in the United Kingdom. Other notable independent schools are St. Swithun's, Godolphin and The Pilgrims School. All this is within easy reach of London, a choice of international airports and the beaches of the south coast as well as the natural beauty of the New Forest and the rolling countryside of the South Downs National Park. And of course, if you love golf, one of the best courses in the county is on your doorstep.





Approximate Area = 2830 sq ft / 262.9 sq m
 Garage = 98 sq ft / 9.1 sq m
 Total = 2928 sq ft / 272 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1103459





LOCAL AUTHORITY

Winchester City Council
Council Tax Band: G

ASKING PRICE

£1,750,000

TENURE

Freehold

AGENTS NOTE

Private drainage, awaiting Environmental Agency Compliance Certificate.