



Barnes Close, Winchester, Hampshire, SO23 9QX





Kinross, 5 Barnes Close, Winchester, Hampshire, SO23 9QX

This substantial family home offering almost 4,500 sq ft of accommodation is in the sought-after area of St Cross in Winchester and offers exquisite living within a charming period property.



- Rare period family home • Mature and private gardens • Secure gated entrance
- Almost 4,500sqft of accommodation • Lovely features throughout
- Premier location

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ACCOMMODATION

This substantial family home offering almost 4,500 sq ft of accommodation is in the sought-after area of St Cross in Winchester and offers exquisite living within a charming period property. The property has been meticulously and sympathetically refurbished by the current vendors. The bright hallway offers a seamless flow to all the principal rooms. It opens into an elegant drawing room with feature bay window and marble fireplace with inset wood burning stove and also into the stunning formal dining room. The hub of the home is the bespoke Thomas and Thomas handmade kitchen combining beauty with practicality and includes an AGA Total control oven and module. The kitchen has a dramatic glass roof extension with a large breakfasting area and French doors opening to a York stone terrace and south facing garden. Pocket doors from the kitchen open to reveal a cosy sitting room with a wood burning stove. Together this provides the perfect accommodation for living, entertaining and relaxing. Off the sitting room is a utility room with a door to the rear terrace and access to the basement which provides a great working space with ample storage. The first floor has three substantial bedrooms, two with ensuite shower rooms and an amazing family bathroom with a cast iron plunger bath and separate shower. The principal bedroom also has a beautiful balcony area overlooking the gardens. The second floor then offers another three sizeable bedrooms/studies/games room with a further bathroom and a kitchenette. Externally, the gardens provide lawned and terraced areas, perfect for sitting and entertaining with mature planting and plenty of shrubs and trees providing a peaceful haven close to the city centre. The garden in all provides around 0.25 acres secluded behind electric gates.



SITUATION

The property lies within the highly desirable St Cross area to the south of the city of Winchester.

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. The city itself offers a wide and varied selection of unique independent shops and historical attractions, along with a choice of fine dining, general eateries, contemporary bars and cultural cinema and renowned theatre productions. Communications are first class with a mainline railway station to London Waterloo with an approx. 60-minute journey. Road links are equally conveniently accessible with the M3, A34 and M27 close to hand. Winchester boasts some of the best schools in the county including Winchester College - the oldest public school in the United Kingdom. It is also home to Winchester School of Art and Winchester University. 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 = 4170 sq ft / 387.4 sq m
 Limited Use Area(s) = 31 sq ft / 2.8 sq m
 Outbuildings = 271 sq ft / 25.1 sq m
 Total = 4472 sq ft / 415.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1043546



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



LOCAL AUTHORITY & SCHOOL CATCHMENTS

Winchester City Council
Council Tax Band: G
Council Tax Band: A (Annexe)

GUIDE PRICE

Asking Price £2,500,000

TENURE

Freehold