







## ACCOMMODATION

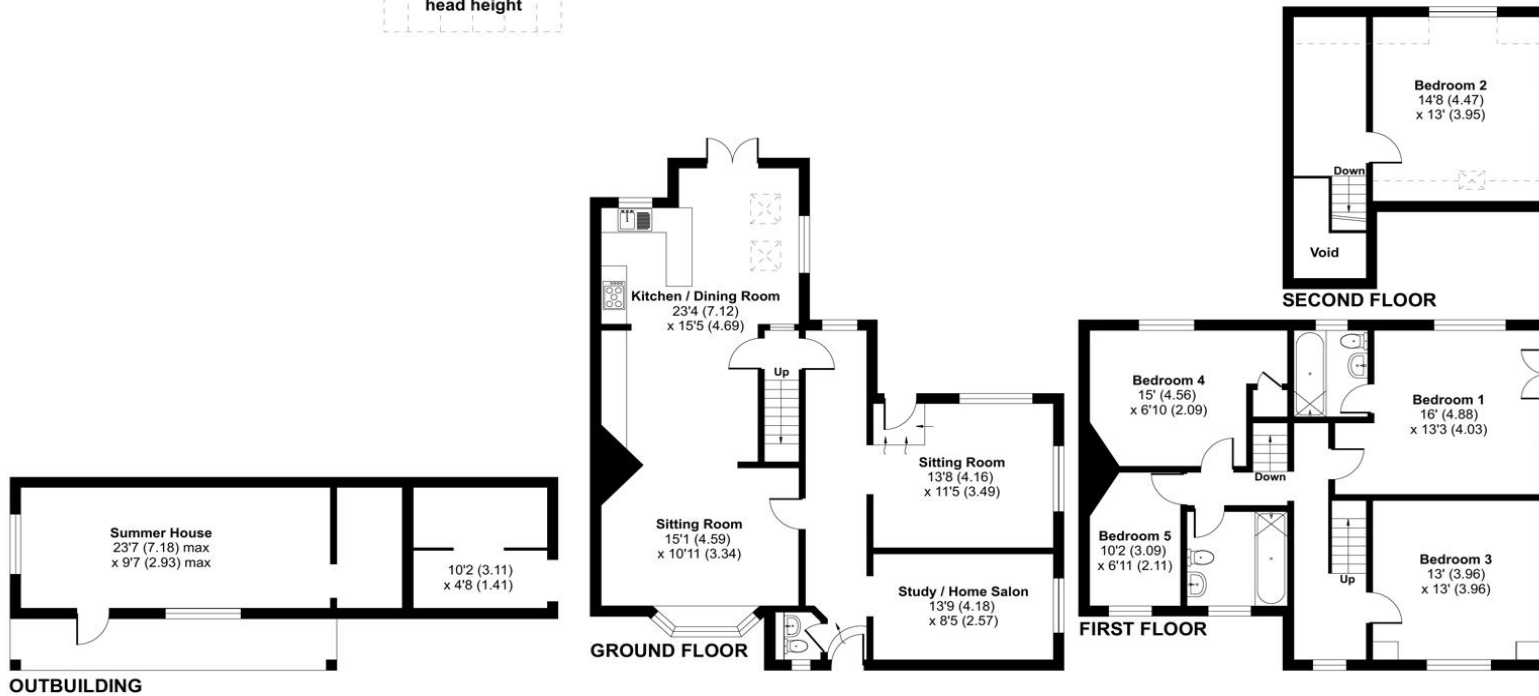
This thoughtfully designed and beautifully expanded home offers spacious, adaptable living areas, complemented by a generous and picturesque south-facing garden with stunning countryside views. Originally built as a cottage in 1910, the property has more than doubled in size, seamlessly blending its original charm with modern extensions to create a unique and characterful residence on the outskirts of the city. Also, within walking distance to town and within the catchment area of the highly regarded Westgate School, this home is ideally situated for families. Subject to planning approval, there is ample opportunity to add a garage to one side or even construct an additional dwelling. The front of the property offers ample parking for approximately five cars on a spacious, shingled driveway, along with two electric car chargers. A wide and welcoming entrance hall with slate tiles leads to the newly extended reception areas, including a versatile study that can double as a guest bedroom, with stunning reclaimed flooring and a downstairs cloakroom. At the rear, a bright and airy sitting room and large windows that frame delightful garden views. On the opposite side of the hall, the original kitchen has been extended to create an open-plan space flowing into a cozy family room at the front, enhanced by a log-burning stove and charming stripped wooden floors. The kitchen is bathed in natural light, courtesy of glazed double doors leading to the garden, windows on two sides, and skylights in the extension's roof. The first floor comprises four well-appointed bedrooms and two bathrooms, while a staircase from the spacious landing leads to an impressive, light-filled fifth bedroom on the second floor. The main suite is a standout feature, boasting a dual-aspect design, an en-suite bathroom, and a Juliet balcony that offers breathtaking views of the garden and surrounding countryside. The remaining first-floor bedrooms are equally inviting and share a generously sized family bathroom. Set within approximately 0.25 acres, the mature and beautifully landscaped gardens wrap around the rear and side of the house, bordering a small field that enhances the sense of space and seclusion. Multiple seating areas—including just outside the kitchen and a covered space at the rear of the extension—provide perfect spots for relaxation. The garden also features a large summer house and offers potential for further development on the 1/4-acre plot. This home perfectly balances character, modern comfort, and potential for future growth, making it an exceptional opportunity for families and those seeking a tranquil yet conveniently located residence.



Denotes restricted head height

Approximate Area = 1984 sq ft / 184.3 sq m (excludes void)  
Limited Use Area(s) = 57 sq ft / 5.2 sq m  
Outbuilding = 377 sq ft / 35 sq m  
Total = 2418 sq ft / 224.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1243297

### SITUATION

Located just outside the heart of Winchester city with its many famous attractions and amenities. The winding streets offer hidden bookshops, boutiques, restaurants, contemporary bars and the renowned Theatre Royal. Communications are excellent with the M3, A34 and M27 within easy reach. This provides access to London and the south coast. The property is in catchment to the Westgate school, making ideal for families.





**SPECIFICATION**

- Approaching 2,000 sq ft.
- Large garden
- Driveway parking
- Far reaching views
- Five bedrooms

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band C

**GUIDE PRICE £900,000**

**TENURE**

Freehold