Tudor Cottage, Harestock Road, Winchester, Hampshire, SO22 6NS

Winkworth

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A substantial, light-filled family home full of character; combining classic charm with contemporary comfort.

Occupying approximately half an acre of level, private gardens, this handsome and substantial home offers generous, adaptable accommodation ideally suited to modern family life. Set well back from the road behind mature trees and established hedging, it makes an immediate impression. A distinctive Tudor-inspired gabled frontage frames a solid oak entrance door, while a generous driveway and double garage with electric door and useful overhead storage provide ample parking.

Inside, the layout strikes a perfect balance between open, sociable living and more intimate retreat spaces. A welcoming split-level entrance hall, complete with quarry-tiled flooring, oak doors and a characterful turning staircase, sets the scene. A spacious snug/study provides a comfortable and versatile reception room. As the property's original sitting room, it offers a cosy atmosphere, featuring an Arts and Crafts fireplace and side access to the garden, as well as letting in an abundance of natural light.

At the centre of the home lies a superb open-plan kitchen, dining and family area; a wonderfully bright space enhanced by large windows and glazed doors that open onto the garden. The kitchen is fitted with an extensive range of units, integrated appliances and a central island, with additional space for a dining area neatly arranged to one side. Off from the kitchen sits an impressive, substantial sitting room with decorative feature fireplace, and patio doors opening to the rear garden. The gas-fired stove adds warmth and character, making this an inviting room, perfect for relaxed evenings or informal gatherings. Finally, a separate utility room and stylish ground floor WC add everyday practicality to this level.

Upstairs, four well-proportioned bedrooms and three bathrooms provide comfortable and flexible family accommodation. The principal bedroom is a spacious double-aspect room with built-in wardrobes and a private shower room. A second bedroom also benefits from its own en suite, while the remaining bedrooms -one of which is particularly large with its own dressing area- share a generous family bathroom. A substantial loft offers further potential for conversion, subject to the necessary permissions.

The gardens are a true highlight. An expansive rear lawn extends beyond a wide patio terrace, ideal for outdoor dining and summer entertaining. Mature hedgerows provide privacy, while vegetable beds, a greenhouse and fruit trees will appeal to keen gardeners. A large shed at the end of the garden - supplied with mains electricity - provides fantastic additional storage space for outdoor equipment. Side access is available on both sides of the property. Altogether, this is a home with genuine character and flexibility, offering space, a striking frontage and excellent family living both inside and out.

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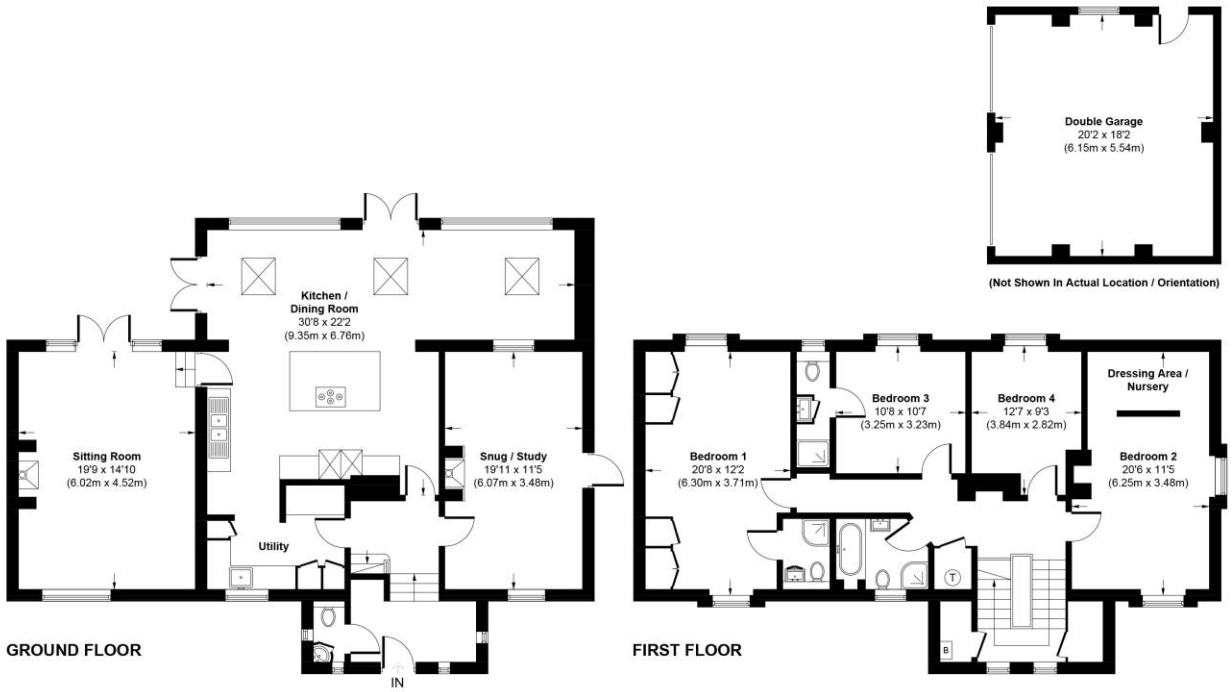
Approximate Gross Internal Area
Main House = 2367Sq Ft / 219.9 Sq M
Double Garage = 367 Sq Ft / 34.1 Sq M
Total = 2734 Sq Ft / 254.0 Sq M



This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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Directions

From Southgate Street, turn right at the traffic lights and follow the road round to the left onto Jewry Street. At the next set of lights turn left into City Road and then turn right at the following set into Andover Road. Proceed over the railway bridge and past Stoney Lane. Continue onto Andover Road North, then turn left onto Harestock Road. The property can be found on the left-hand side.

Location

Harestock Road is situated on the northern fringes of Winchester, ideally placed to give easy access to the mainline railway station and local shops on Stoney Lane and Priors Dean Road. The city centre is within easy reach, with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and the city's historic cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is close to very good local schools, including Henry Beaufort secondary school. Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for pre-university education.

PROPERTY INFORMATION:

COUNCIL TAX: G
SERVICES: Mains Electricity, Water & Private Septic tank for Drainage.
BROADBAND: Copper Broadband Available to Order Now. Checked on Openreach February 2026. Vendors o Virgin Cable.
MOBILE SIGNAL: Coverage Available on All Standard Networks.
HEATING: Gas
TENURE: Freehold.
EPC RATING: C
PARKING: Off-Street parking and Garage

Viewings
Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

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