



Nursery Gardens, Winchester, Hampshire, SO22 5DT

Winkworth



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Stylish Family Living with a Standout Rear Extension

A superbly presented three-bedroom family home, offering thoughtfully arranged accommodation and a striking contemporary rear extension, together with a detached garage. The house is approached across a generous block-paved driveway and opens into a welcoming entrance hall with a useful ground-floor cloakroom. To the front is a comfortable separate sitting room, centred around a feature fireplace and enjoying excellent natural light, providing a more traditional reception space away from the principal open-plan living area.

The real centrepiece of the house is the impressive kitchen/dining/family room. Significantly enlarged and remodelled, this wonderfully versatile space combines a modern fitted kitchen with extensive work surfaces, breakfast-bar seating and integrated cooking appliances, alongside dedicated dining and informal seating areas. Architectural detailing is particularly effective here, with a large roof lantern, additional roof glazing and recessed lighting bringing light deep into the room, while a broad run of folding doors opens almost the full width of the rear elevation, creating a seamless connection with the garden and terrace.

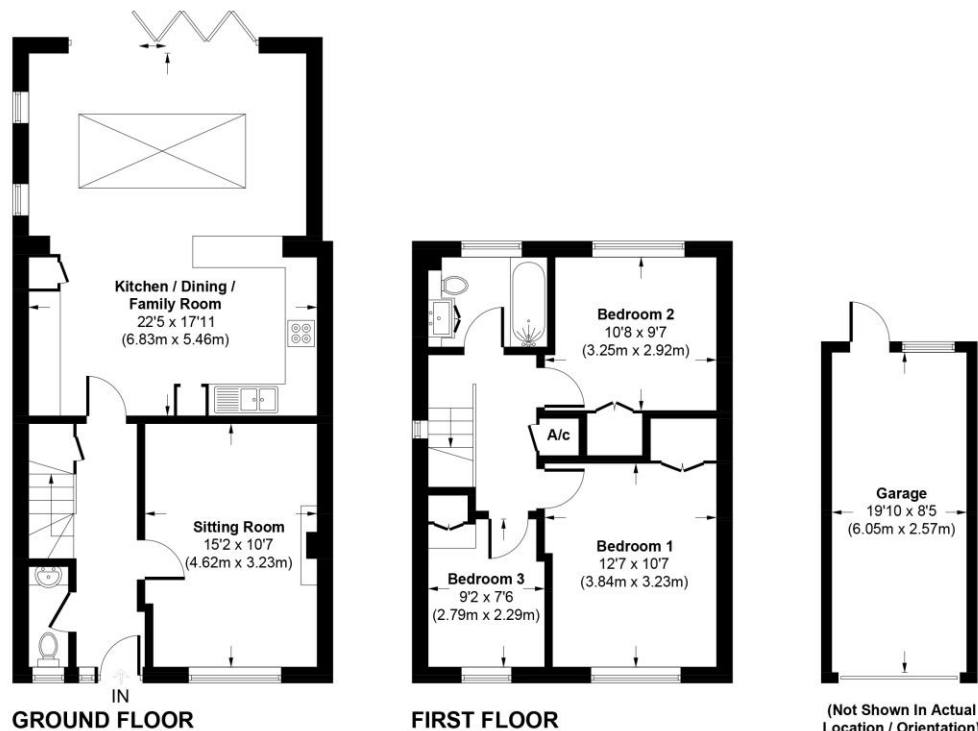
Upstairs, the first floor is arranged around a central landing and provides three bedrooms together with a smart family bathroom. The principal bedroom is a well-proportioned double with ample space for freestanding furniture, while the second bedroom is another comfortable double. The third bedroom makes an ideal child's room, nursery or home office. The bathroom has been modernised with a contemporary suite, fitted storage and clean, understated finishes, complementing the well-maintained presentation found throughout the property.

Outside, the landscaped rear garden has been designed to work particularly well with the extended living space, with a broad paved terrace immediately beyond the folding doors providing an excellent setting for outdoor dining and entertaining. Established planting and mature trees create a notably leafy, private backdrop, with further planted beds and seating areas adding character. A detached garage offers valuable parking, storage or workshop space, while the combination of generous driveway parking, a substantial open-plan extension and beautifully connected indoor-outdoor living gives the property considerable family appeal.



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Approximate Gross Internal Area
Main House = 1133 Sq Ft / 105.3 Sq M
Garage = 166 Sq Ft / 15.4 Sq M
Total = 1299 Sq Ft / 120.7 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 our offices on Upper High Street, proceed straight across the mini roundabout onto Romsey Road. Shortly after passing the hospital, turn right into Sarum Road, then take the first right into Greenhill Road. Continue around the bend and take the next right into West Hill Park, which leads into Nursery Gardens.

Location

Within a 10–15-minute walk of The Westgate, Nursery Gardens is ideally positioned for access to Winchester city centre and the mainline railway station, which offers direct services to London Waterloo in around an hour. Winchester provides a wide range of shops and independent boutiques, cafés, pubs and restaurants, together with a theatre, cinema, museums, the University of Winchester and the historic Cathedral. The property is also well situated by highly regarded local schools, including Western Primary School and The Westgate Lower and Upper School.

PROPERTY INFORMATION:

COUNCIL TAX: Band D, Winchester City Council.

SERVICES: Mains Gas, Water and Drainage.

BROADBAND: Full Fibre Broadband Available to Order Now. Checked on Openreach August 2026.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Gas Central Heating Throughout, Wet Underfloor Heating in Kitchen.

TENURE: Freehold.

EPC RATING: D

PARKING: Off-Street Parking For 2-3 Cars, EV Charger is Installed, On-Street Permit Parking Also Available.

Viewings

Strictly by appointment with Winkworth Winchester Office.

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

Winkworth Winchester

72 High Street, Winchester, SO23 9DA
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

80 Strand, London, WC2R 0DT
020 7870 4878 | countryhouse@winkworth.co.uk

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