



**Stockers Avenue, Winchester, Hampshire, SO22 5LB**

**Winkworth**



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## LOCATION, LOCATION, LOCATION, WITH PLANNING PERMISSION FOR A NEW DETACHED DWELLING AND EXTENSION OF THE EXISTING PROPERTY

This substantial and impressive detached house is beautifully situated in Stockers Avenue, one of Winchester's sought-after locations and is set on circa 0.5 acre plot. Planning permission has been obtained to build a separate detached dwelling within the grounds of the property and to extend and refurbish the existing dwelling. Please look at both the links attached for more information.

<https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?keyVal=S3I09TBP1M800&activeTab=summary>

<https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?keyVal=S3I0AQBPIA00&activeTab=summary>

This property has well-proportioned living accommodation together with large bright spaces that are flooded with an abundance natural light. The spacious and welcoming entrance hall has a convenient downstairs shower room to the right and leads through to the internal hallway which provides access to all the downstairs accommodation. To the front of the property is the kitchen with fitted base and eye level units and in turn this leads through to the dining room with patio doors providing access to the garden. Adjoining the dining room is the generous sitting room with a lovely wood burner, dual aspect windows and patio doors to the garden. The double garage can be accessed via an internal door and a useful storage area is located to the back of the garage.

Stairs rise to the first floor where five bedrooms radiate from the landing. The master bedroom has an en-suite shower room and built in wardrobes. Bedrooms two, three and four are all a good size and benefit from built-in wardrobe space. Bedroom five could be used as a study if so desired and has a great view from the window. A family bathroom to the front of the house with bath and shower over completes the first-floor accommodation. A staircase to the large loft area that spans the length of the house is hidden behind a door on the landing and this provides great potential for a loft conversion, subject to planning permission, or simply using as it currently is an easily accessible storage space.

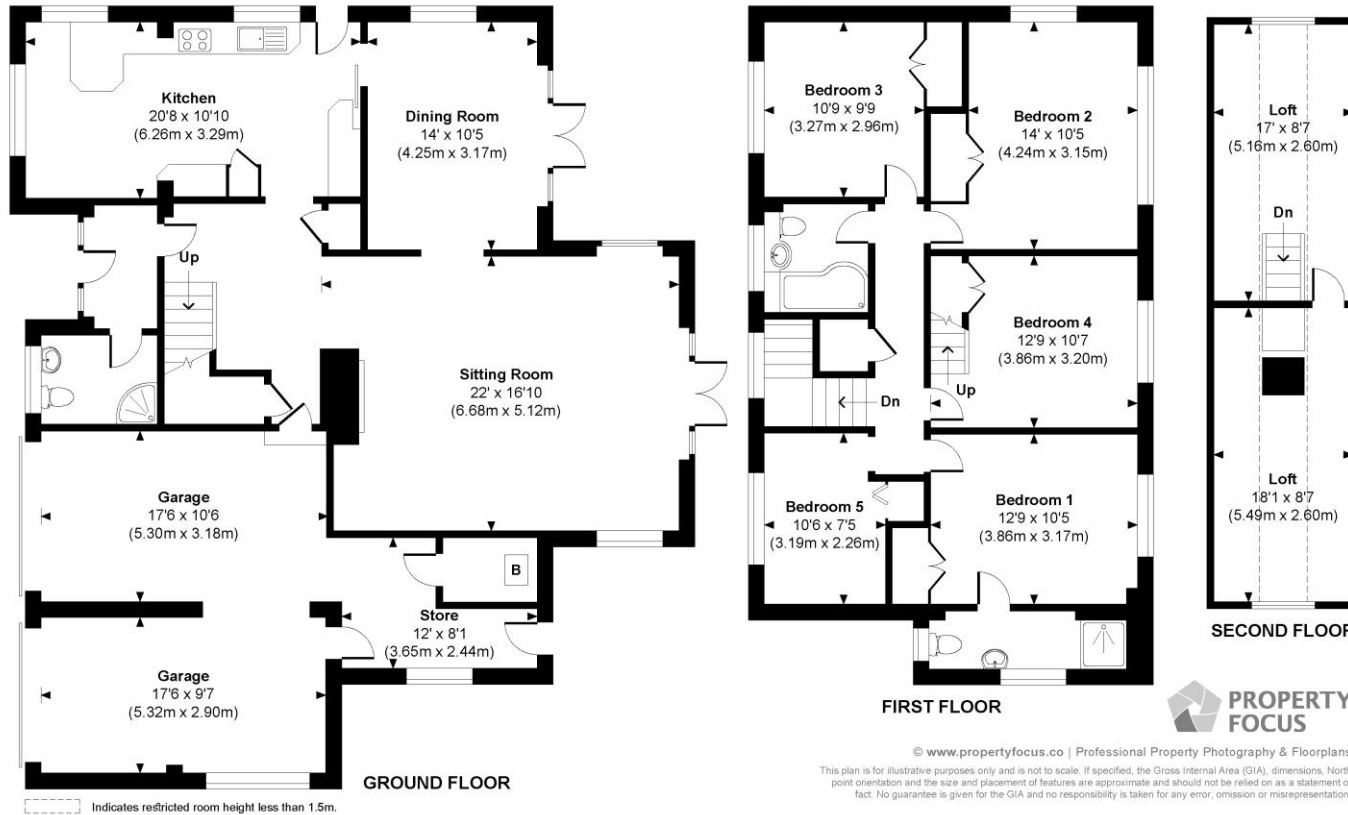
The property is very attractively and privately set back beyond a large driveway providing ample parking and is flanked by a lawn area. Gates to both sides of the property lead through to the extensive tiered garden which is both private and mature with shrubs lining the borders around the large lawn. A large patio stretches across the rear of the house and is perfect for al fresco dining and enjoying the outlook over the garden.



# Stockers Avenue

Approximate Gross Internal Area  
Main House = 2161 Sq Ft / 200.79 Sq M  
Garage / Store = 470 Sq Ft / 43.60 Sq M  
Total = 2631 Sq Ft / 244.39 Sq M

Outbuildings are not shown in correct orientation or location.  
Includes areas with restricted room height.



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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.



## Stockers Avenue, Winchester, Hampshire, SO22 5LB

### Directions

From Southgate Street, turn left at the traffic lights into the High Street. At the mini roundabout turn right into Upper High Street, then left across the railway bridge. Turn right into St Pauls Hill then left and straight across the roundabout at the bottom of the hill into Stockbridge Road. Continue down Stockbridge Road across two more mini roundabouts, then take a left into Dean Lane. Stockers Avenue is the first turning on the left. Go past Westley Close on the left and the property is on the right hand side at the end of the cul-de-sac.

### Location

Conveniently positioned for the city centre with its high street shops, boutiques, Discovery Centre, coffee shops, public houses, restaurants, theatre, cinema, museums, the mainline railway station and, of course, the City's historic cathedral. Stockers Avenue is noted for its proximity to the Waitrose store at Weeke, Friarsgate doctors surgery and pharmacy as well as the other local shops on Stoney Lane and the playing fields at the bottom of Dean Lane. The property is in the catchment area for very good local schools, namely Weeke Primary and Henry Beaufort Secondary, and Peter Symonds Sixth Form College is also close by. The M3 motorway, A33 and A34 are also easily accessible from this location.

**COUNCIL TAX:** Band G, Winchester City Council  
**SERVICES:** Mains Gas, Electricity, Water & Drainage.  
**BROADBAND:** Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach February 2025.  
**MOBILE SIGNAL:** Coverage With Certain Providers.  
**HEATING:** Mains Gas Central Heating.  
**TENURE:** Freehold.  
**EPC RATING:** D  
**PARKING:** Off street parking on driveway.

### 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](mailto:winchester@winkworth.co.uk)

## Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU  
020 7870 4878 | [countryhouse@winkworth.co.uk](mailto:countryhouse@winkworth.co.uk)

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