



Stockbridge Road, Winchester, Hampshire, SO22 5JA

Winkworth





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## Enchanting and substantial bungalow in a lovely setting

Set in a wonderful, secluded position, this enchanting bungalow is tucked away on a private road with lovely natural gardens including a beautiful area of woodland. Combine the setting with the well-placed location and the substantial and well-planned accommodation and one has a most wonderful family home.

A long pedestrian path leads to the front door giving access to the spacious hallway which provides access to all the accommodation. Lying directly ahead, the delightful sitting room with beautiful fireplace is a fantastic size and offers an abundance of light with patio doors providing access to the back garden. Adjoining is the substantial conservatory overlooking the garden - a lovely area to relax in, with patio doors leading outside. Adjacent to the sitting room at the rear, bedrooms one and two are both generous in size and benefit from built-in wardrobe space while bedroom one also has an en-suite shower room. The L-shaped hallway then leads past the four-piece family bathroom and additional separate WC, which are handily placed opposite bedroom three, another good-sized room with built-in storage. Positioned towards the front of the property is the spacious and bright dining room. Next to this, the kitchen has ample base and eye-level units, a convenient breakfast bar and integrated appliances including hob, oven and dishwasher. A sliding door provides access out to the attractive patio area at the front of the house - a perfect space for sitting or al-fresco dining, looking out across the mature front garden with water feature. There is a useful and versatile connecting room to the kitchen which could be used as either a storage area or a utility room/boot room.

The lovely, large garden is an excellent feature of this appealing property, with a good area of lawn and a patio which wraps around the property to catch the sun at different times of the day. Delightful borders ensure privacy and the garden is shaded by mature trees and contains a greenhouse for growing vegetables. At the bottom of the lawn is a magical woodland area which could be kept as is or alternatively cleared to convert to useable garden space. A brick built garden room provides additional storage and potential for conversion into a separate studio. On a practical level the outside spaces work well, with a large driveway offering ample parking in front of the double garage.







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Approximate Gross Internal Area  
Main House = 1768 Sq Ft / 164.3 Sq M  
Double Garage = 314 Sq Ft / 29.2 Sq M  
Outbuilding = 178 Sq Ft / 16.5 Sq M  
Total = 2260 Sq Ft / 210.0 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

Head north on Southgate Street towards St Clement Street. Turn left onto High Street. At the roundabout, take the third exit onto Upper High Street. Turn left to stay on Upper High Street. At the roundabout, take the second exit onto St Paul's Hill. At the roundabout, take the first exit onto Stockbridge Road. Go straight over the next two roundabouts and then take a right turn onto Butts Close.

### Location

Very attractively positioned just off Stockbridge Road, in very close proximity to the mainline railway station and also to Waitrose and other shops at Stoney Lane. The City is within easy reach, with its High Street shops, boutiques, Discovery Centre, coffee shops, public houses, restaurants, theatre, cinema, leisure centre, museums and, of course, the City's historic Cathedral. Butts Beeches is within catchment for Weeke Primary and Henry Beaufort School.

COUNCIL TAX: Band G, Winchester City Council.

SERVICES: Mains Gas, Electricity & Water. Private Drainage (Septic Tank).

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach March 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: E

PARKING: Off street parking.

### 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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