



Waynflete, Blue Ball Hill, Winchester, Hampshire, SO23 0AF

Winkworth





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## Exquisite and Substantial Home with Views

This grand aesthetically pleasing and beautifully presented townhouse is situated in the highly regarded Blue Ball Hill development built by Alfred Homes. Their first landmark development, this collection of only six homes is set in an elevated position in a conservation area, with outstanding views over Winchester Cathedral and the city this property is sure to impress. The property offers superbly balanced accommodation with effortless style and practicality.

The front garden is gated with steps leading up to the attractive archway front door with surrounding windows. The welcoming, spacious entrance hall has beautiful, tiled flooring and a wonderfully grand staircase. To the left is the study, a versatile space which could be used as an additional reception area. The heart of the house is the open plan kitchen/dining room/family room with bi-fold doors leading out to the rear garden. This immensely appealing space is tied together with the same lovely, tiled floor and there is underfloor heating throughout the ground floor and first floor. The high-quality kitchen is complete with ample floor and eye-level units together with an array of modern features such as a boiling water tap, Miele coffee machine and built-in appliances including wine fridge, oven with grill, another oven with microwave and grill functions, separate fridge and freezer, steamer, plate warmer and a large kitchen island with integrated gas hob and extractor fan. This area is perfect for gathering as a family or entertaining guests. A convenient utility room lies off the kitchen with integrated washing machine, plenty of storage and sink. A downstairs WC and useful storage cupboard are situated off the hallway.

The impressive, wide staircase rises up to the expansive first floor landing where the large, elegant and bright sitting room lies at the front of the property - a wonderful space for relaxing with outstanding, far-reaching views over Winchester thanks to the elevated position and numerous windows. The magnificent master suite is situated on this level at the rear of the property. Cleverly designed, a partitioning wall divides the bedroom area from the dressing room which provides an abundance of wardrobe space and natural light courtesy of the striking, wide array of windows. The impressive en-suite bathroom features a double sink, contemporary, freestanding bath and waterfall shower. Bedroom five, a WC and a useful boiler / laundry room are also located on this floor.

The staircase leads up to the second floor where a further three large double bedrooms are situated. Bedroom two features an en-suite shower room and bedrooms two and three benefit from built-in storage. A contemporary four-piece family bathroom completes the accommodation on this level. Quality and attention to detail are a key feature of this property with tasteful and stylish additions such as large walnut doors, high ceilings and attractive coving providing a real sense of luxury.

The rear garden is beautifully landscaped with a patio area for seating directly outside of the property with lovely olive trees. Steps lead to the lawn area which is bordered by mature shrubs and flowers and a neatly kept hedge divides the garden into two sections. The section to the end of the garden is a lovely functional area for growing fruit and vegetables and drying washing. There is rear access into the garage and a gate leads out to the private parking area which is accessed via electric gates. The property has two allocated parking spaces together with additional visitor parking to the front of the property.







## Blue Ball Hill

Approximate Gross Internal Area  
 Main House = 3095 Sq Ft / 287.5 Sq M  
 Garage = 201 Sq Ft / 18.7 Sq M  
 Total = 3296 Sq Ft / 306.2 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 the city near King Alfred Statue, cross the river on ridge Street heading East. Turn left at the mini roundabout onto A33 Alresford Road. After an immediate sharp bend to the left, climb the hill and turn first left into Blue Ball Hill at the 90 degree bend ( to the right ). If coming into Winchester from the East on the A33 Alresford Road, turn right down into Blue Ball Hill on the 90 degree bend to the left. Once in Blue Ball Hill the development is immediately on the right accessed by a shared drive  
 What3words ///engrossed.cupboards.strikers

### Location

Blue Ball Hill is within easy reach of the mainline railway station (links to London Waterloo in approximately 60 minutes), and City with its High Street shops, boutiques, Discovery Centre, coffee shops, public houses, restaurants, theatre, cinema, Winchester University, museums and, of course, the City's historic Cathedral. There is a short river walk to the main high street and the property is within close proximity to the water meadows and St Giles Hill.

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 April 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: C

PARKING: Garage plus allocated parking for two cars. Visitor parking at front of property.

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

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