



Romsey Road, Winchester, Hampshire, SO22 5PJ

Winkworth

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Substantial detached family home with large garden

This handsome and spacious detached house offers well-planned accommodation with a pleasing balance of reception spaces and bedrooms, ideal for modern family life. The property enjoys an abundance of natural light throughout, an appealingly large and neatly kept garden and is set back off Romsey Road close to Kings School.

The extensive L-shaped entrance hall is an impressive introduction leading to the large, elegant sitting room situated at the front of the property and featuring twin bay windows and a lovely wood burner. Located across the hall is the family room which boasts beautiful wood flooring - a fantastic space to gather as a family. Adjoining this, the attractive fitted kitchen is complete with modern base and eye level units, range cooker and a kitchen island / breakfast bar. To one end of the kitchen there are ample storage cupboards and space for a fridge freezer, while leading off is a convenient utility room with sink, plenty of space for appliances and a door providing rear access into the integral garage. A useful office is positioned to the rear of the property overlooking the garden, perfect for those who work from home. The generous conservatory across the rear is accessible from both the kitchen and the family room and features a tiled floor as well as double doors leading out to the garden. This is a superb space for entertaining guests and offers a lovely bright area for a dining table. There is a WC conveniently positioned off the hallway.

Stairs rise to the first floor where the five bedrooms radiate from the central landing. The master bedroom offers a super amount of built-in wardrobe space and a smart en-suite shower room. The four remaining bedrooms are all doubles and there is family bathroom with bath and shower over. Bedroom five also benefits from an en-suite shower room.

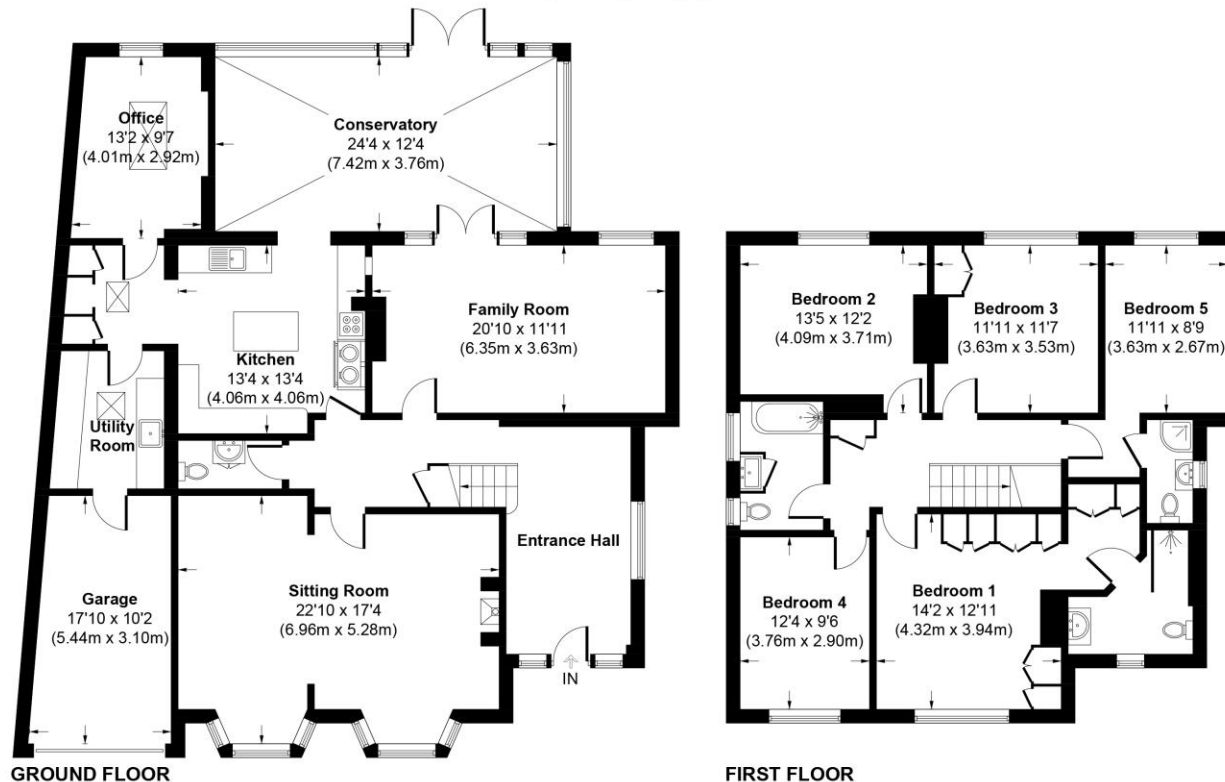
Outside there is ample parking on the attractive block-brick driveway in front of the garage. A gate provides side access through to the lovely, large garden which is both private and mature with many shrubs lining the borders around the large lawn. A patio stretches across the rear of the house – a perfect place to position a table and chairs to sit and enjoy the views over the garden.





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Approximate Gross Internal Area
Main House = 2930 Sq Ft / 272.2 Sq M
(Including Garage)



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 left at the traffic lights up High Street. At the mini roundabout proceed straight across into Romsey Road, and continue along the road. Pass the hospital, then going across the next mini roundabout. Take the right turn off Romsey Road to access the houses set back on the right.

Location

Romsey Road is superbly positioned for easy access to 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. The property is situated in the catchment for Stanmore Primary and Kings Secondary Schools.

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 March 2025.
MOBILE SIGNAL: Coverage With Certain Providers.
HEATING: Mains Gas Central Heating.
TENURE: Freehold.
EPC RATING: B
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

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