



Complin Place, Winchester, Hampshire, SO22 6FL

Winkworth

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Modern Urban Living in a Landscaped Setting

Set in a quiet enclave, this exceptional home provides a balance of urban convenience and tranquil living. Built in 2016 by the award-winning Hazeley Ltd, the property is nestled in a select development while remaining well-connected to local amenities and Winchester's vibrant city centre. Thoughtfully designed, the home blends sustainable living with contemporary style.

The entrance hall leads to a bright, south facing open-plan kitchen perfect for modern lifestyles, complete with energy-efficient features and chic finishes throughout. The open kitchen and dining area is the heart of the home, boasting integrated appliances, sleek countertops, and sliding glass doors opening directly to the garden. A log-burning stove in the sitting room enhances the warm and inviting ambiance. The property's eco-conscious design features solar panels, and high-performance double-glazed windows, offering year-round comfort with a reduced environmental impact. The solar panels provide additional energy efficiency, while an electric car charging point adds further convenience.

The first-floor houses three double bedrooms, including a principal suite with a private shower room and fitted wardrobes. A family bathroom with contemporary fixtures and a loft offering additional storage complete the layout.

Outside the south-facing garden is bordered by mature pleached trees and thoughtful features for added privacy. A covered patio is perfect for entertaining, dining al fresco, or simply enjoying the natural surroundings. There is ample parking for residents and visitors with two off-street parking places alongside the property and sufficient visitor parking to ensure convenience for guests.





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Directions

From our office at the High Street, Head south-west on Market Street towards Market Lane, turn left onto Market Lane, take a left turn onto Colebrook Street, turn right onto The Broadway.

At the roundabout, take the 1st exit onto Eastgate Street, turn left onto Friarsgate and Continue to follow B3331. Turn right towards Jewry Street, merge onto Jewry Street, turn left onto City Road. There is a slight right onto Andover Road. Take a left onto Stoney Lane and turn right onto Complin Place.

Location

Complin Place is in a convenient location giving very good access to the city of Winchester with its railway station (links to London Waterloo in approx. 55 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum and of course the city's historic cathedral. The M3 motorway and A34 are both easily accessible from this location. The property is close to very good local schools, including Weeke Primary school, Henry Beaufort Secondary school and Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for pre-university education.

COUNCIL TAX: Band D Winchester City Council
SERVICES: Mains Gas, Electricity, Water and Drainage.

BROADBAND: Superfast Fibre Broadband Available.

Checked on Openreach February 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: A

PARKING: Off street parking on driveway.

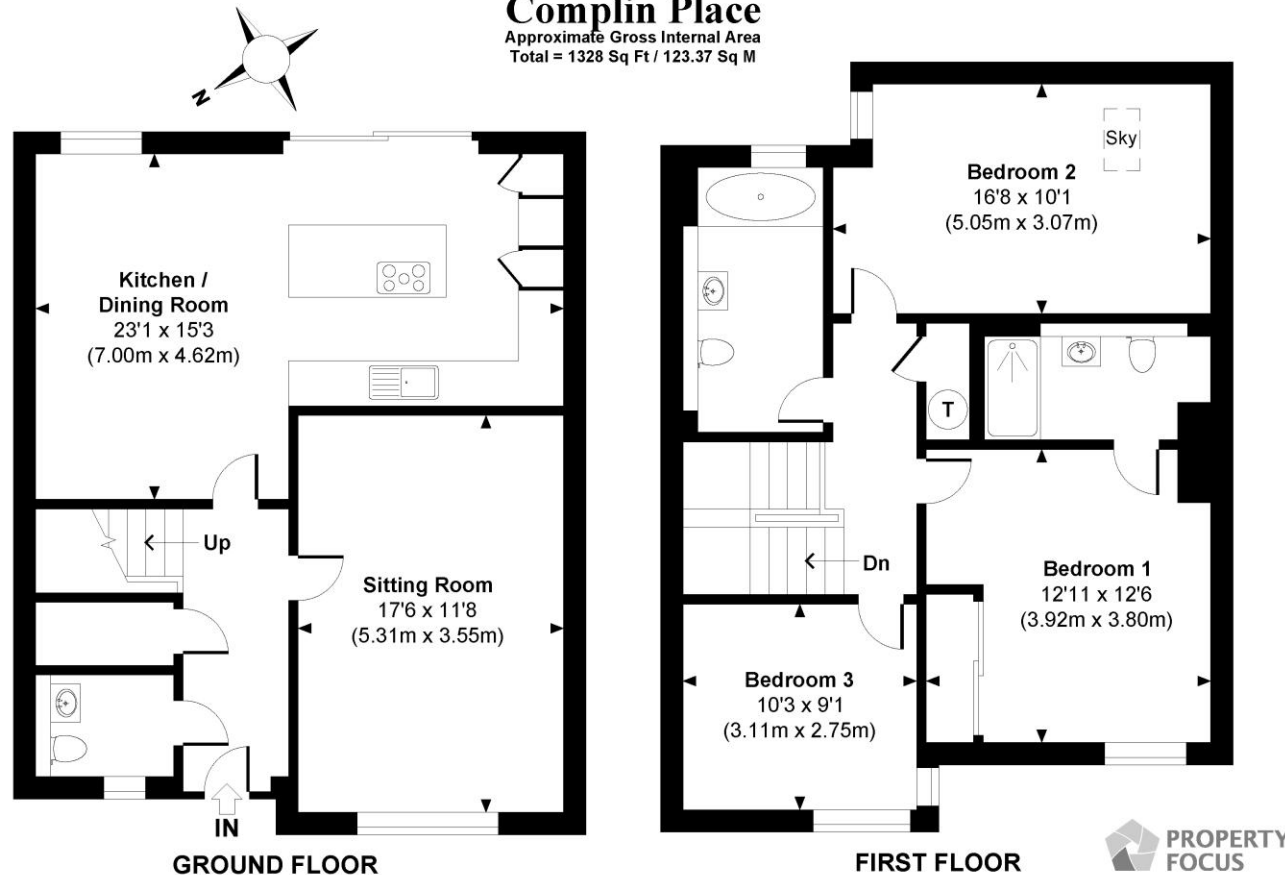
Viewings

Strictly by appointment with Winkworth Winchester Office

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

Complin Place

Approximate Gross Internal Area
Total = 1328 Sq Ft / 123.37 Sq M



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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.

Winkworth Winchester

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