



Abbey Hill Road, Winchester, Hampshire, SO23 7AT

Winkworth



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A Contemporary Home with Exceptional Open-Plan Living & Stylish Design

An impressive four-bedroom contemporary home thoughtfully extended and modernised to create stylish, light-filled accommodation with striking architectural detailing throughout. The distinctive façade combines warm brickwork, timber-effect cladding and expansive glazing, giving the property a particularly attractive modern appearance. The entrance opens into a welcoming hallway with large-format tiled flooring, providing access to a versatile family room overlooking the front garden, a ground floor cloakroom and stairs rising to the first floor.

The beautifully appointed kitchen features sleek grey and white cabinetry, contrasting worktops, integrated appliances and generous storage, with a dual-aspect design allowing plenty of natural light. Beyond lies the outstanding open-plan sitting and dining room, which forms the heart of the home. This superb space offers clearly defined areas for relaxing and entertaining, complemented by a contemporary inset fireplace and an impressive expanse of floor-to-ceiling glazing. Wide sliding doors open directly onto the terrace, creating a seamless connection between the interior and garden and making the most of the property's leafy outlook.

The first floor provides four well-proportioned bedrooms, all benefiting from attractive contemporary windows and pleasant views. Bedrooms one and two are particularly generous double rooms, each enjoying its own stylish en suite shower room with modern fittings and walk-in showers. Two further bedrooms offer flexibility for family accommodation, guests or additional home working space, while a beautifully finished family bathroom, complete with a bath and overhead shower, serves the remaining rooms.

Outside, the landscaped rear garden provides a delightful extension of the living space, with a substantial paved terrace leading onto a lawn framed by mature trees, established planting and attractive brick boundary walling. A contemporary covered seating area creates a wonderful setting for outdoor dining and entertaining. The property also benefits from a separate garden office, currently arranged as a gym, offering excellent flexibility for home working or leisure use. To the front, a generous, gravelled driveway provides ample off-road parking, together with a garage incorporating a utility area and the added convenience of an electric vehicle charging point.

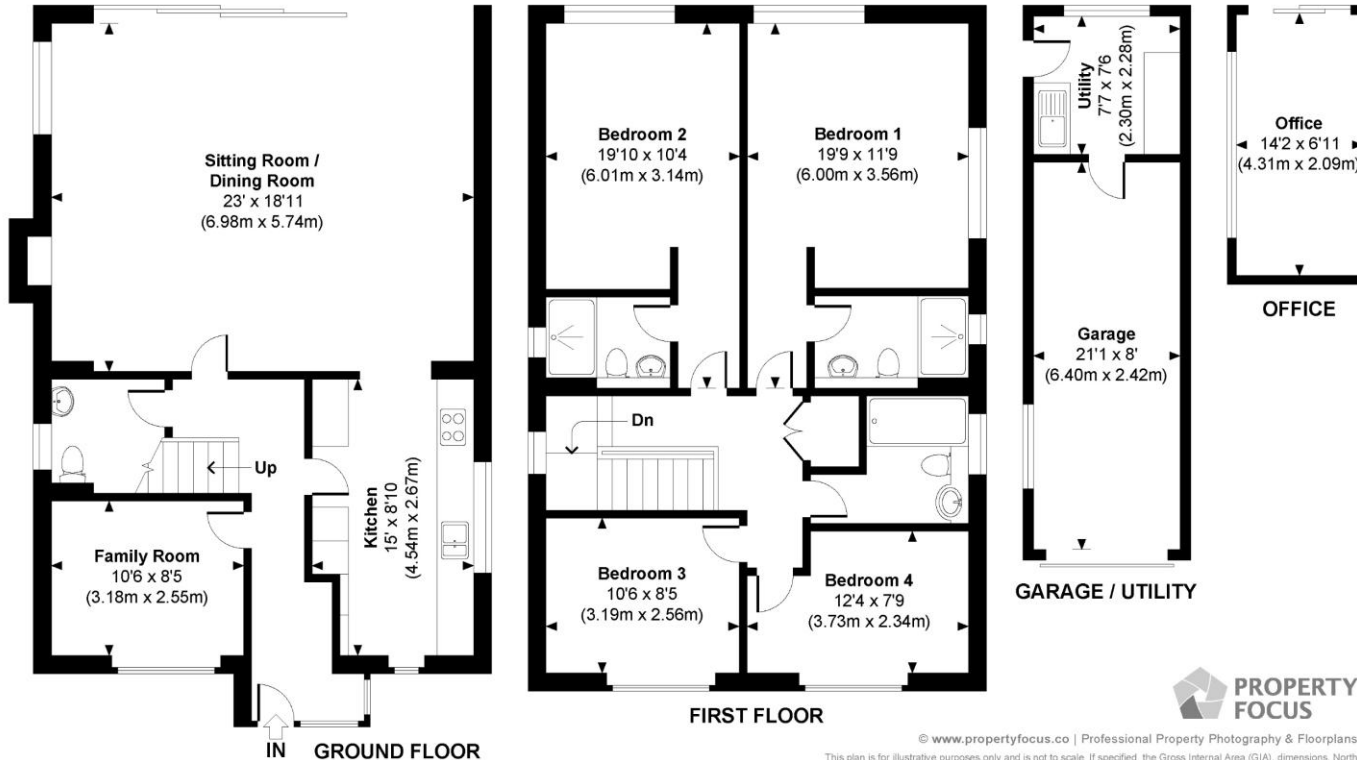


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Abbey Hill Road

Approximate Gross Internal Area
Main House = 1629 Sq Ft / 151.30 Sq M
Garage / Utility = 229 Sq Ft / 21.32 Sq M
Office = 97 Sq Ft / 9.01 Sq M
Total = 1955 Sq Ft / 181.63 Sq M

Outbuildings are not shown in correct orientation or location.



FIRST FLOOR

GROUND FLOOR



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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.

Directions

From our Winchester office on the High Street, take the third exit at the roundabout onto Upper High Street. Turn right into Gladstone Street, then left into Sussex Street, continuing to the junction with Worthy Lane. Turn right into Worthy Lane and continue onto Worthy Road. Turn left into Northlands Drive, taking the first right into Abbey Hill Road. Follow the road uphill, where the property will be found towards the top on the left-hand side.

Location

Abbey Hill Road is a quiet residential street on the northern fringes of Winchester, ideally located to give easy access to Winchester railway station. It is a short walk to the high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum and of course the city's historic cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is situated within the St Bede Primary and Westgate Secondary School catchments.

PROPERTY INFORMATION:

COUNCIL TAX: Band G, Winchester City Council.

SERVICES: Mains Gas, Water and Drainage.

BROADBAND: Full Fibre Broadband Available to Order Now.

Checked on Openreach October 2026.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas and Electricity.

TENURE: Freehold.

EPC RATING: C

PARKING: Driveway and Garage.

ANTI-MONEY LAUNDERING (AML): Should you (purchaser) have an offer accepted on this property it is a legal requirement for us to perform ID Checks under Anti Money Laundering Regulations. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase.

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

Winkworth Winchester

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