



Stockbridge Road, Winchester, SO22 6RL

Winkworth



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A unique and versatile property with significant potential in a prime setting

An exciting and rare opportunity to acquire two well-proportioned flats on sought-after Stockbridge Road, with clear potential to be reconfigured into a single, elegant, terraced home. Currently arranged as two separate dwellings, the accommodation already lends itself to a natural and cohesive layout, offering buyers the chance to create a beautifully unified residence in a prime Winchester location.

The existing configuration provides a versatile footprint across multiple levels. The lower property offers a generous sitting room with attractive proportions, leading through to a well-appointed kitchen. A double bedroom is positioned to the rear, served by a family bathroom, creating a comfortable and self-contained living space.

The upper maisonette is arranged over three floors and provides a more expansive layout. The second floor opens into a spacious sitting room, ideal for both relaxation and entertaining, with a separate kitchen positioned to the rear. On the third floor, the principal bedroom benefits from excellent natural light and proportions, while an additional, spacious attic storage room provides useful ancillary space across the hall.

When considered as a single dwelling, the flow between spaces becomes immediately apparent, with the potential for a substantial open-plan kitchen/dining area at ground level, complemented by multiple reception areas and well-balanced bedroom accommodation across the upper floors. The existing staircases and room placements create a logical framework for integration, allowing for a seamless transition into a cohesive family home.

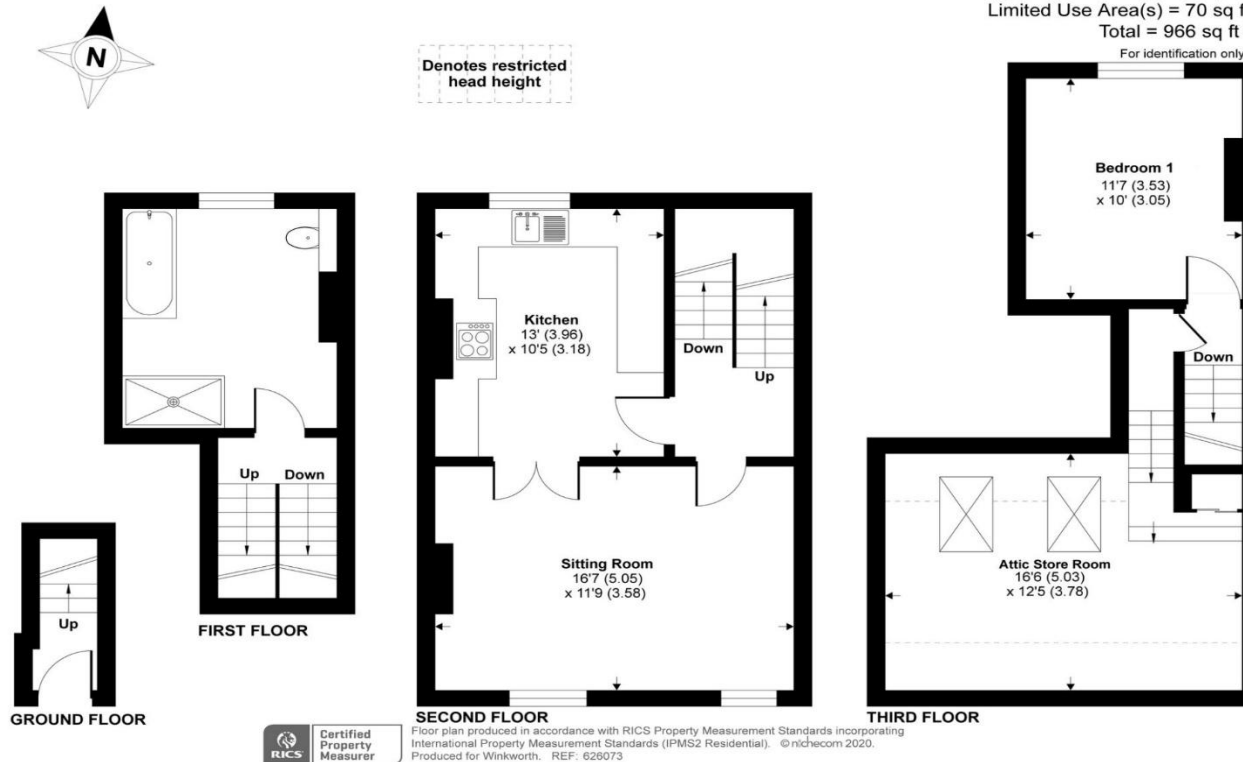
Stockbridge Road remains one of Winchester's most desirable addresses, offering convenient access to the city centre, mainline railway station, and a range of highly regarded schools. Therefore, this is a unique proposition for buyers seeking a project with significant upside, combining location, scale, and flexibility to create a distinctive and substantial home in the heart of Winchester.



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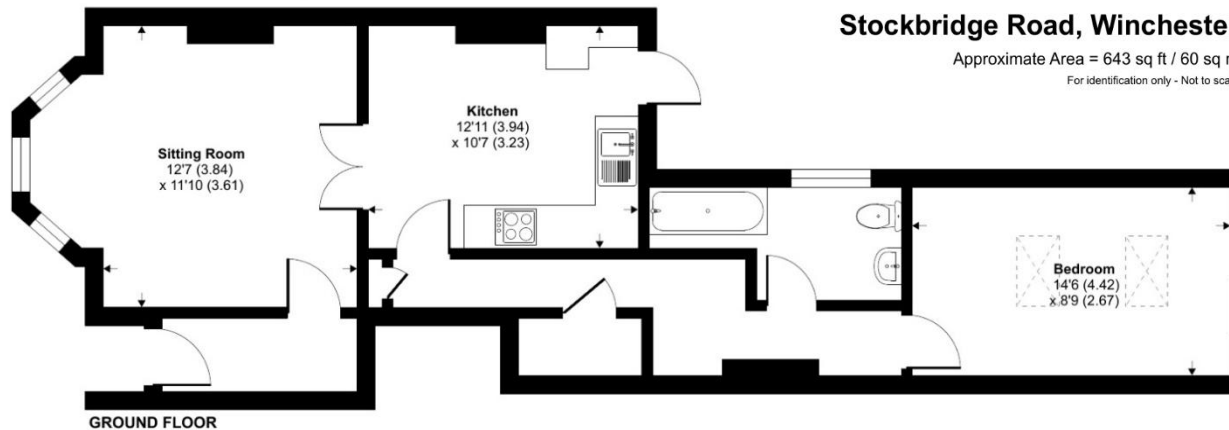
Approximate Area = 896 sq ft / 83 sq m
 Limited Use Area(s) = 70 sq ft / 7 sq m
 Total = 966 sq ft / 90 sq m

For identification only - Not to scale



Stockbridge Road, Winchester

Approximate Area = 643 sq ft / 60 sq m
 For identification only - Not to scale



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Directions

Starting at our Winchester High Street office, head towards Staple Gardens and continue for a short distance. At the roundabout, take the third exit onto Upper High Street and follow the road briefly, then turn left to remain on Upper High Street. Continue to the next roundabout and take the second exit onto St Paul's Hill, proceeding along this road until you reach another roundabout. There, turn right onto Stockbridge Road, and after a short distance, the destination will be on your left.

Location

Stockbridge Road is superbly positioned for the mainline railway station (links to London Waterloo in approximately 55 minutes), as well as Winchester's city centre with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and historic cathedral. The house is situated in the catchment for good local schools including Western Primary and Westgate Secondary and is close to Peter Symonds College.

PROPERTY INFORMATION:

COUNCIL TAX: Band C, Winchester City Council.

SERVICES: Mains Gas, Electricity and Water.

BROADBAND: Fiber To the Cabinet Broadband Available to Order Now. Checked on Openreach April 2026.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains gas.

TENURE: Freehold.

EPC RATING: D and E.

PARKING: On Street

Viewings

Strictly by appointment with Winkworth Winchester Office

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

Winkworth Winchester

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