



Courtenay Road, Winchester, Hampshire, SO23 7ER

Winkworth



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Contemporary Family Living with Space, Style and a Versatile Garden

This impressive and thoughtfully extended detached family home offers beautifully presented, versatile accommodation, combining contemporary architectural design with practical family living. The attractive exterior features a combination of brickwork, natural timber cladding and smooth render, with a generous block-paved driveway providing ample parking and access to the integral garage. A welcoming entrance hall features parquet flooring and a stylish staircase with timber treads and crisp white balustrading. From here, the accommodation flows into a spacious separate sitting room, whilst a dedicated home office provides an ideal working environment away from the principal living areas.

Undoubtedly the heart of the home is the exceptional open-plan kitchen, dining and family room. This superbly designed space is flooded with natural light courtesy of two large rooflights and an impressive expanse of sliding glazed doors, creating a seamless connection between the interior and garden. The contemporary kitchen features sleek white cabinetry, generous work surfaces and a substantial central island incorporating a breakfast bar, whilst the adjoining dining and seating areas provide excellent space for family life. A separate utility room offers additional storage and laundry facilities, complemented by a practical boot room and access to the garage. A further reception room, currently arranged as a snug, offers the flexibility to serve as a fifth bedroom, with an adjacent shower room, whilst a separate ground-floor cloakroom completes the accommodation on this level.

The first floor comprises four well-proportioned bedrooms, arranged around a central landing. The impressive principal bedroom benefits from a generous bank of fitted wardrobes, a contemporary en-suite shower room and large windows overlooking the garden. Three further bedrooms provide comfortable and adaptable accommodation, each enjoying excellent natural light and attractive outlooks, with ample space for bedroom furniture and study areas where required. These rooms are served by a modern family bathroom.

Outside, the property enjoys a particularly generous and beautifully established rear garden, predominantly laid to lawn and framed by mature trees, shrubs and established hedging, creating an attractive and private setting. Immediately adjoining the open-plan living accommodation is an extensive timber deck, providing a wonderful extension of the entertaining space, with ample room for outdoor dining and relaxation. The lawn extends towards the far boundary, where mature planting enhances the sense of space and seclusion.



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Directions

From our office on Upper High Street, turn left onto Trafalgar Street, followed by a left onto St Clement Street. At the end of the road, turn left onto Southgate Street. At the traffic lights, turn right and follow the road round to the left onto Jewry Street. Continue straight ahead onto Hyde Street and, at the junction, turn right onto Worthy Road. Turn left onto Park Road, then right onto Courtenay Road, where the property will be found on the left-hand side.

Location

Courtenay Road is situated in a sought-after residential area and conveniently positioned for the city centre with its high street shops, boutiques, coffee shops, restaurants, cinema, museums, and, of course, the City's historic cathedral. The mainline railway station is a short walk away. The lovely Barton Meadows Nature Reserve is nearby and offers pretty walks. The property is in St Bede Primary School and Westgate 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.

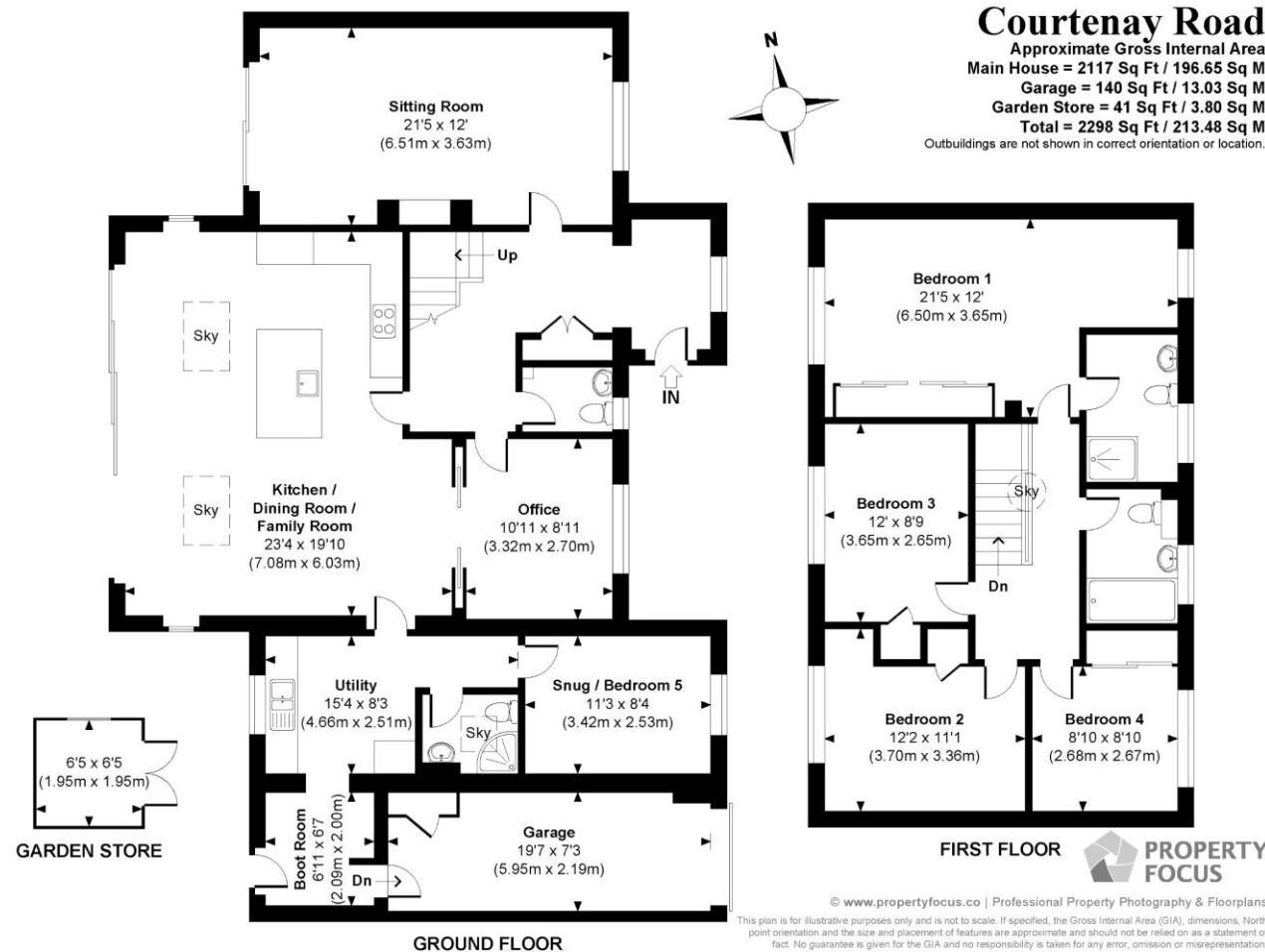
TENURE: Freehold.

EPC RATING: C.

PARKING: Driveway and Integral 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



Winkworth Winchester

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