



Sleepers Hill, Winchester, Hampshire, SO22 4NF

Winkworth



Sleepers Hill, Winchester, Hampshire, SO22 4NF

Attractive Detached House Superbly Positioned on Sleepers Hill

This substantial and impressive detached house is beautifully situated at the bottom of Sleepers Hill, one of Winchester's most sought-after locations.

This property has well-proportioned living accommodation comprising of large bright spaces which are flooded with an abundance natural light. The spacious and welcoming entrance hall has a convenient downstairs WC to one side and doors through to the principal ground floor living accommodation. To one side, the kitchen / dining room stretches from front to back and has an attractive bay window overlooking the front as well as a window from the kitchen looking out over the rear garden. The kitchen itself is well-appointed and has ample units as well as fitted appliances such as dishwasher, oven, grill and hob. A door leads through to a good-sized utility room at the rear of the garage, and the garden can be accessed from here. The hall also leads through to a most impressive sitting room with wonderful fireplace as a centrepiece and with bi-fold doors out to the rear garden. The third reception room is a well-appointed snug/TV room at the rear of the house, nested between the sitting room and the kitchen.

Stairs rise to the first floor where five bedrooms radiate from the landing. The master bedroom has a smart, attractive en-suite shower room and built in wardrobes. Bedrooms two, three and four all benefit from built-in wardrobe space. Bedroom five could be used as a study if so desired and has a great view from the window. A lovely modern family bathroom at the rear has a bath with shower over.

The property is very attractively and privately set back beyond a large driveway providing ample parking and is flanked by a lawn area. To the rear there is an attractive patio area, then a raised lawn reached via a few steps.

Planning permission has been obtained to build a two-story side and front extension, including the addition of a family room, gym and extra bedroom and bathroom space. This can be viewed on Winchester Planning Portal using reference 22/00401/HOU.



Sleepers Hill, Winchester, Hampshire, SO22 4NF

Sleepers Hill, SO22 4NF

Approximate Gross Internal Area
Main House = 1866 Sq Ft / 173.4 Sq M
Garage = 259 Sq Ft / 24.1 Sq M
Total = 2125 Sq Ft / 197.5 Sq M



Directions

From our High Street offices in Winchester, head towards Staple Gardens, then turn left onto Trafalgar Street and continue by turning left again onto St Clement Street. At the first cross street, turn right onto Southgate Street and continue along this road. Next, turn right onto Ranelagh Road, then continue onto Airlie Road. Turn left onto Sleepers Hill and keep driving for about 0.2 miles where the property will be on your right.

Location

Positioned on Sleepers Hill, this property enjoys a sought-after residential address, appreciated for its blend of character homes and its peaceful yet highly accessible setting. The property offers convenient access to the city centre, with its extensive range of independent shops, restaurants, cafés, cultural attractions and the historic cathedral. Appealing to commuters, it is also ideally located for Winchester's mainline railway station, providing direct links to London in under 55 minutes, as well as excellent access to the M3 and A34. The area is particularly well regarded for its proximity to attractive green spaces, including nearby walks across Oram's Arbour and the surrounding countryside. Sleepers Hill is also well positioned within the catchment area for highly regarded local schools, including Kings' Secondary School and Peter Symonds College, making it an appealing choice for families and professionals alike.

PROPERTY INFORMATION:

COUNCIL TAX: Band G, Winchester City Council.

SERVICES: Mains gas, electricity and water with septic tank.

BROADBAND: Full Fibre Broadband. Checked on Openreach April 2026.

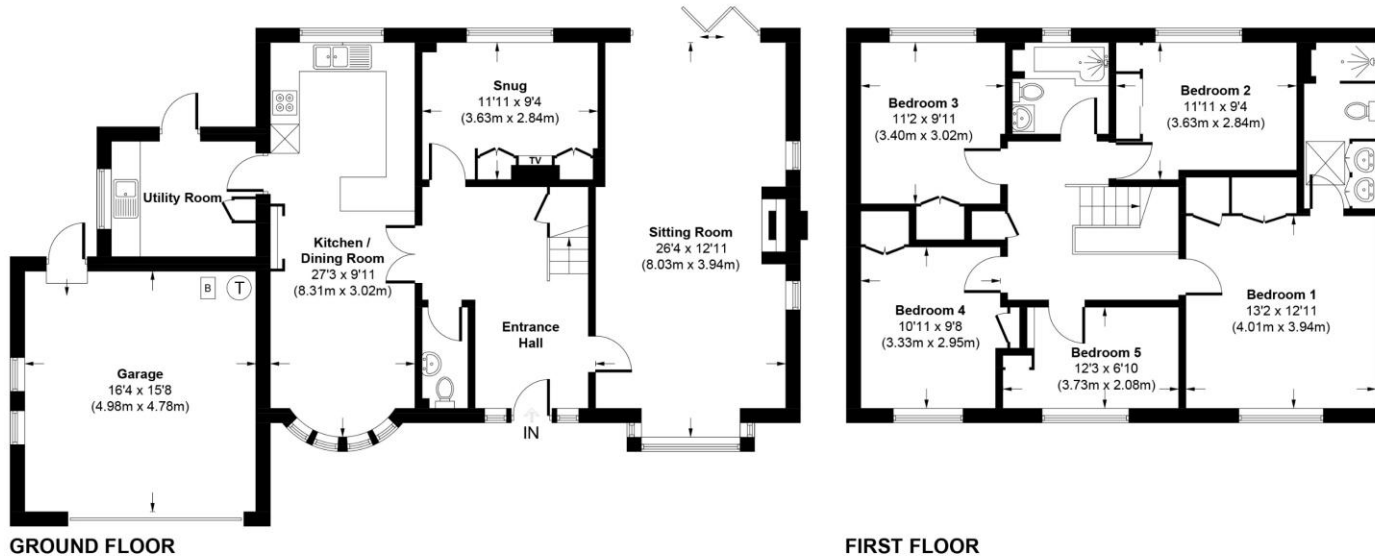
MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: C

PARKING: Off-street parking on driveway and 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.

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

Winkworth Winchester

72 High Street, Winchester, SO23 9DA
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

80 Strand, London, WC2R 0DT
020 7870 4878 | countryhouse@winkworth.co.uk

Winkworth

See things differently