



Stratton Road, Winchester, Hampshire, SO23 0JQ

Winkworth



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Generous Detached Property on Sought-After St Giles Hill

This handsome, detached, family home is situated in an extremely sought after location on St Giles Hill. The property benefits from spacious and versatile living accommodation which could benefit from some modernisation and has ample scope to reconfigure or extend if desired, subject to the relevant planning permissions.

The property is entered via the attractive covered porch into the welcoming and spacious entrance hall, which leads to all the principal reception rooms. The triple-aspect sitting room is a primary feature of the house with large windows allowing plenty of natural light and French doors opening out onto the rear patio. Double doors lead through to the smart dining room, which itself features a door onto the patio, and can also be accessed from the entrance hall. There is plenty of space for entertaining and a handy serving hatch through to the kitchen. The kitchen is a generous size and has ample base and eye level units with space for appliances. A useful utility room leads from the kitchen with space and plumbing for a washing machine and tumble dryer and side access to the garden and onwards to the garage. A downstairs cloakroom and good-sized study complete the accommodation on the ground floor.

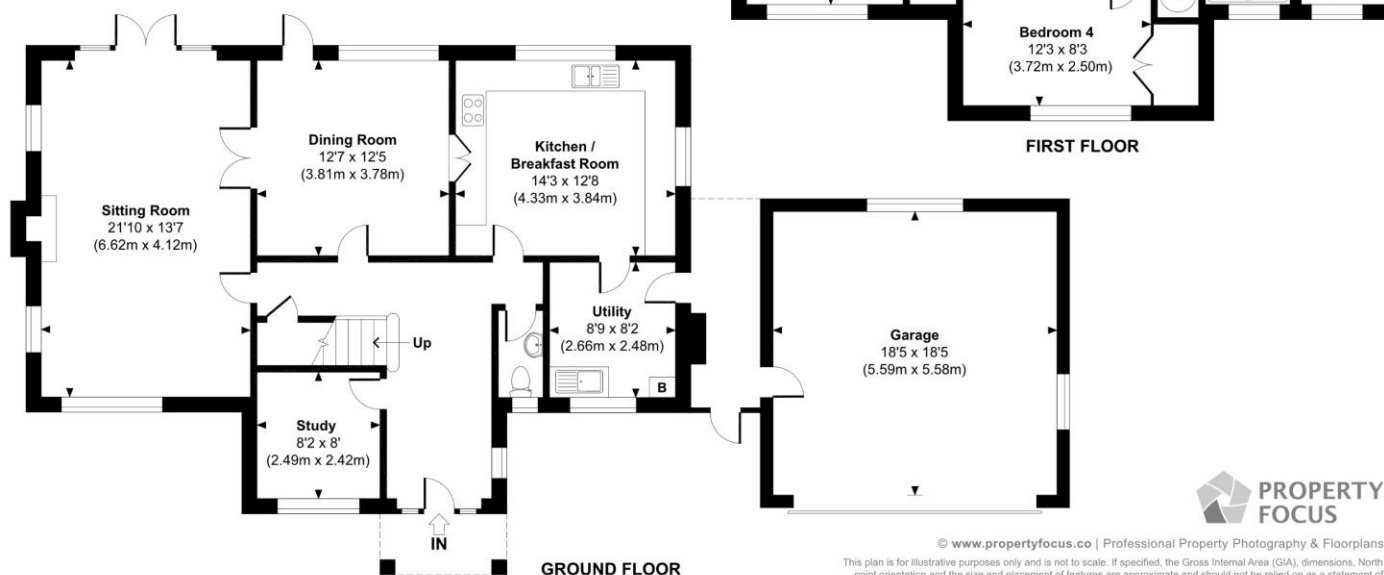
Stairs rise to the first-floor landing from which five bedrooms radiate. The principal bedroom is a most impressive size, with ample amounts of storage courtesy of built-in wardrobes and a smart en-suite wet room. Four further double bedrooms, which also all have the benefit of excellent built-in wardrobes, are served by the modern family shower room.

Outside, to the front, behind a charming flint wall, lies an area of lawn either side of the drive, which has ample parking in front of the double garage. To the rear, a paved area runs full width immediately behind the property, with the remainder of the garden laid mainly to lawn with mature shrub and tree borders. Side access can be gained through a gate between the house and the garage.



Hillhead

Approximate Gross Internal Area
Main House = 1999 Sq Ft / 185.71 Sq M
Garage = 336 Sq Ft / 31.19 Sq M
Total = 2335 Sq Ft / 216.90 Sq M



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Directions

From our offices in Winchester turn right onto Jewry Street and right at the next set of lights onto North Walls, continue onto Union Street then onto Eastgate Street. Turn left at the roundabout onto Bridge Street, at the next roundabout turn right onto Chesil Street. Turn left into East Hill, and at the fork in the road, keep left onto Quarry Road. Continue up Quarry Road and take a sharp left into Stratton Road. The property can be found on the right-hand side.

Location

Stratton Road is within a short walk of Winchester city centre and the mainline railway station. There is easy access to the M3, M27, A34 and Southampton Airport Parkway. The property is close to many river walks, the water meadows, St Giles Hill and St Catherine's Hill. The local Winchester schools have excellent reputations and the highly-regarded Peter Symonds College is within walking distance. The famous Black Boy pub and the new sports centre are just minutes away, while walks along the South Downs way are almost on the doorstep.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: G

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS
020 7871 0589 | countryhouse@winkworth.co.uk

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