



**Rowan Close, South Wonston, Winchester, SO21 3JA**

**Winkworth**



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## A Beautifully Presented and Extended Family Home with Lovely Views

A beautifully presented and thoughtfully extended family home, offering versatile and well-balanced accommodation with a bright and contemporary finish throughout.

The property is accessed by the covered entrance, opening into a smart hallway finished with stylish herringbone-effect flooring and stairs rising to the first floor. The ground floor is arranged for modern family living, beginning with a light and comfortable sitting room featuring a wide bay window and attractive statement wall. An elegant archway leads through to the dining room, creating a sociable layout with ample space for a full-size table and entertaining. To the rear, the kitchen is fitted with classic shaker-style units, dark worktops and integrated appliances, and opens into a generous breakfast area with views and access to the garden. A separate study provides an ideal home office, snug or playroom.

Upstairs, the principal bedroom is a well-proportioned retreat and benefits from a modern en-suite shower room. There are three further bedrooms, two of which are generous doubles, all presented in excellent order and offering flexible accommodation for family, guests or home working. The family bathroom is finished to a high standard with a freestanding bath, separate shower enclosure, vanity storage and recessed lighting.

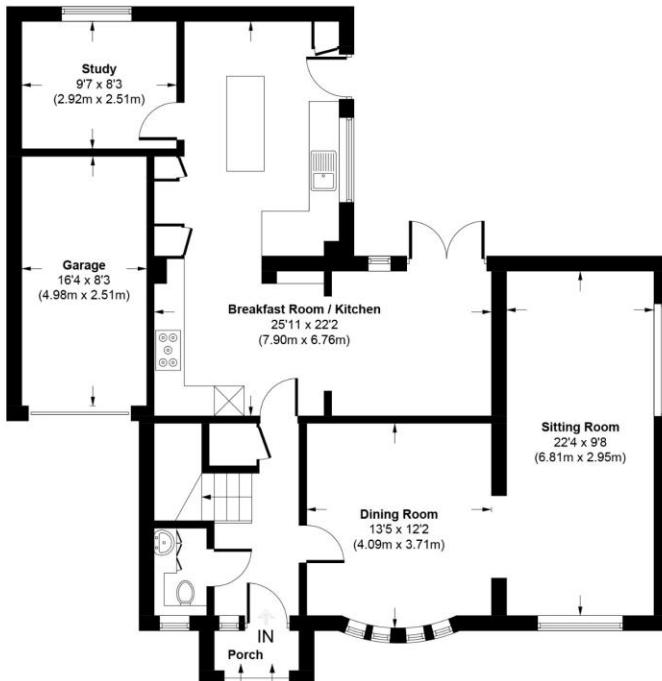
Externally, the rear garden is a particular highlight, laid mainly to lawn with mature trees and established boundaries, enjoying a good degree of privacy and far-reaching views. A garden building provides useful storage or potential workspace, and there is side access back to the front, completing this superb home ideal for a range of buyers.



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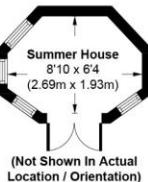
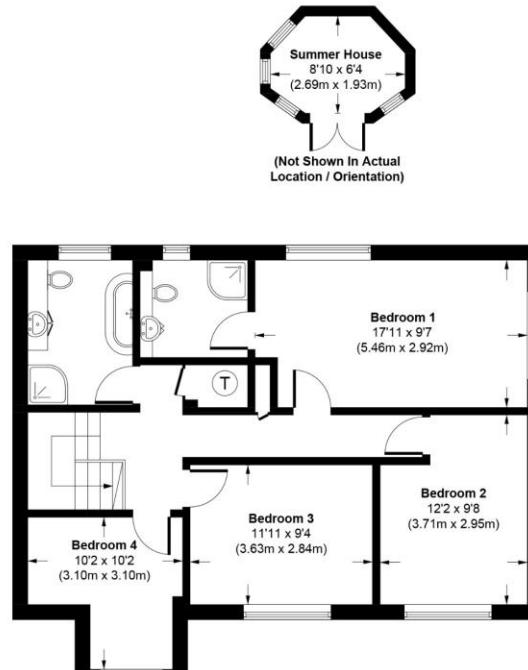
Approximate Gross Internal Area  
Main House = 1790 Sq Ft / 166.3 Sq M  
Outbuilding / Garage = 182 Sq Ft / 16.9 Sq M  
Total = 1972 Sq Ft / 183.2 Sq M



#### GROUND FLOOR

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.

#### FIRST FLOOR



#### Directions

From our office head towards Upper High Street and continue along the B3420, following signs towards Christmas Hill. Remain on this route until you reach Downs Road in South Wonston. Continue along Downs Road for approximately 0.8 miles, then turn left onto W Hill Road North, followed shortly by a right turn onto Waverley Drive. Turn left onto Rowan Close, then take the next left to stay on Rowan Close, where the property will be found a short distance ahead.

#### Location

Rowan Close is in the popular village of South Wonston, approximately 6 miles from the City of Winchester, and 5 miles from Micheldever, both with fast rail links to London Waterloo in approximately 55 minutes. Winchester has a wide selection of amenities, with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. There is easy access to the M3 motorway, A34 and A303. The village of South Wonston has a well-regarded primary school as well as a village shop and Post Office.

#### PROPERTY INFORMATION:

**COUNCIL TAX:** Band E, Winchester City Council.

**SERVICES:** Mains Gas, Electricity, Water & Drainage.

**BROADBAND:** Fibre to the Cabinet Broadband. Available To Order Now. **Checked on Openreach January 2026.**

**MOBILE SIGNAL:** Coverage With Certain Providers.

**HEATING:** Mains Gas Central Heating.

**TENURE:** Freehold.

**EPC RATING:** C

**PARKING:** Parking on Driveway and Garage.

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

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