



Bingham Road, Winchester, Hampshire, SO22 6GB

Winkworth





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## A Beautifully Design Home with Generous Living Areas, Private Balcony and Landscaped Garden

This beautifully presented, significantly extended home offers approximately 2907sq feet of well-balanced accommodation, including four separate reception areas and five good bedrooms in the very popular area of Kings Barton.

You are welcomed into a wide entrance hall, finished with wood flooring and a striking feature wall, setting the tone of light and space throughout. Immediately to the right is a bright study with bespoke fitted desk space, and beyond this the formal sitting room – a calm retreat centred around a feature fireplace wall. To the left, the wonderful open-plan dining area creates the heart of the home, framed by large windows and a modern chandelier, leading seamlessly into the expansive rear family room, flooded with natural light from a central skylight and full-height glazed doors to the garden. To the far, the showpiece kitchen/breakfast room is designed around a bold blush rhubarb island with breakfast bar seating, this striking space combines stylish cabinetry, stone worktops and integrated appliances with a larder room and a separate utility room for added versatility.

Upstairs, the accommodation continues to impress. Bedroom three, positioned to the left of the property, benefits from its own en-suite shower room, with bedroom five adjacent. To the opposite side, bedroom four sits at the front, served by the modern family bathroom located just behind. At the rear lies the principal bedroom suite, a luxurious retreat completes with built-in storage, private en-suite, and access to its own balcony – a standout feature of the home.

The second-floor hosts bedroom two, a superbly proportioned double with its own en-suite shower room, ideal as a guest suite or for older children. With its striking exterior of red brickwork and contemporary cladding, and interiors designed around space, flow and natural light, this property balances style with practicality. Seamless indoor-outdoor living, versatile entertaining areas and well-planned bedroom accommodation ensure it excels equally for family living and hosting.

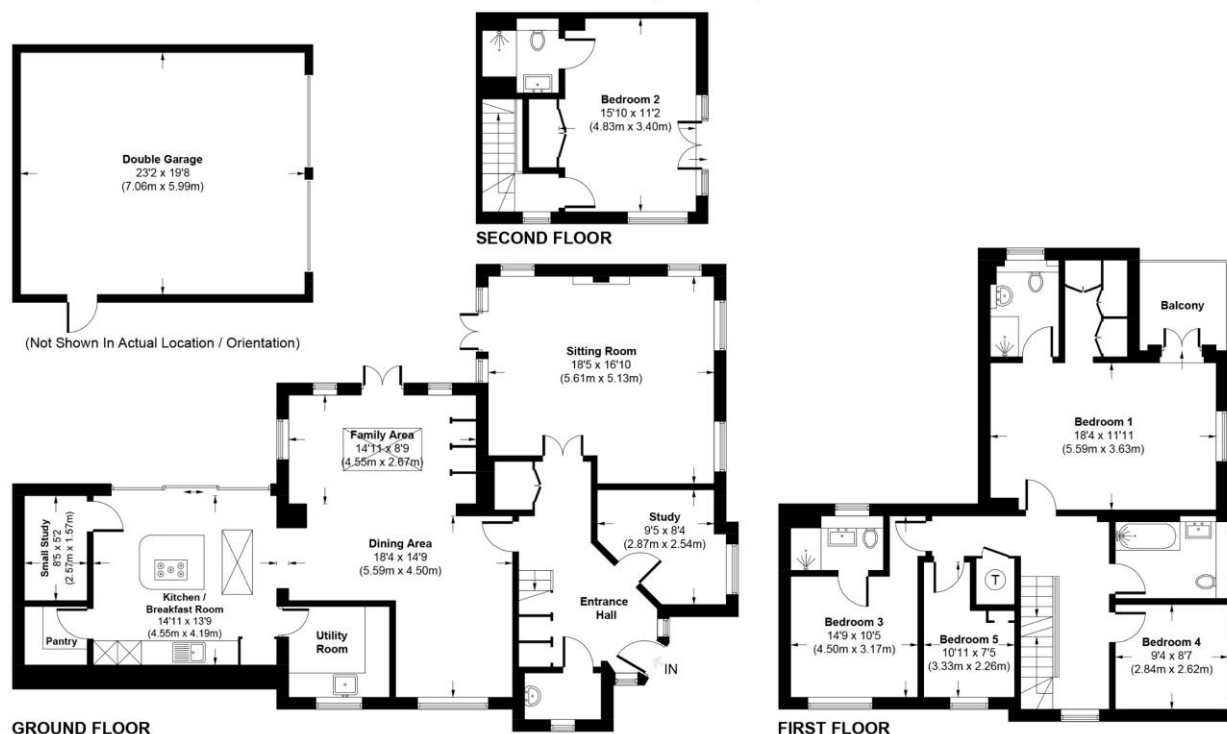
The ground floor connects beautifully to the landscaped terrace, providing the perfect extension of the living space. A sheltered deck with wooden detailing offers an ideal spot for al fresco dining, while the lounge-style seating area ensures comfort for family use and summer entertaining. The garden is thoughtfully landscaped with a blend of lawn, paving and well-placed planters, delivering both practicality and charm.





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Approximate Gross Internal Area  
Main House = 2452 Sq Ft / 227.8 Sq M  
Double Garage = 455 Sq Ft / 42.3 Sq M  
Total = 2907 Sq Ft / 270.1 Sq M  
Outside Area = 48 Sq Ft / 4.5 Sq M



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.

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### Directions

From our office in the Upper High Street, turn right and proceed straight across the traffic lights onto Jewry Street. At the crossroads bear left into City Road and at the next set of traffic lights turn right into Andover Road. Proceed along Andover Road over the railway bridge, past Stoney Lane. Andover Road becomes Andover Road North. Take the right-hand turn onto Manley Road. At the end of Manley Road turn left onto Winchester Avenue and then first right into Bingham Road. Follow the road round to the right and the property is on the right.

### Location

Bingham Road is situated on the northern fringes of Winchester, well placed to give easy access to the mainline railway station. The city centre is within easy reach, with its High Street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and the City's historic Cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is in the catchment for very good local schools, including Barton Farm primary school, Henry Beaufort secondary and Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for pre-university education.

### PROPERTY INFORMATION:

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

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

**BROADBAND:** Fibre to the Cabinet, Coming to This Area Soon.

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

**HEATING:** Mains Gas Central Heating.

**TENURE:** Freehold.

**EPC RATING:** B

**PARKING:** Driveway and Double Garage.

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