



**Orient Drive, Winchester, Hampshire, SO22 6NZ**

**Winkworth**



Orient Drive, Winchester, Hampshire, SO22 6NZ

## MODERN AND STYLISH FAMILY HOME

This lovingly and meticulously remodelled home offers thoughtfully designed and stylish accommodation in an immensely appealing location. The resulting property is proof-positive that stunning design can go hand-in-hand with practical living and spacious bright rooms. Conveniently positioned just a short distance from Waitrose, Friarsgate Doctors Surgery and other shops and facilities on Stoney Lane. The house is also well placed for a short journey by car to the national railway station, the local schools and countryside walks are on the doorstep.

The spacious central hallway leads through to the principal reception rooms and stairs lead up to the first floor from here, while beneath there is an excellent storage cupboard. The superb and welcoming sitting room is situated to the front of the house and is bright room due the dual aspect windows. The kitchen/dining room is the heart of the home and is beautifully designed with a sliding door onto the garden. As one would expect, the kitchen itself is well-crafted and designed with built-in features such as twin ovens, five ring gas hob and space for fridge/freezer and dishwasher. Next to the kitchen is the bright dining room courtesy of the floor to ceiling glass overlooking the garden – this is an excellent room and can double up as a snug or an additional place to work from home. This dining room also gives access to the garage which is currently being used as an excellent utility and storage area. The ground floor is completed with a W.C accessed from the main entrance hall.

On the first floor, the master bedroom is spacious and bright with a large window and an en-suite shower room. The second bedroom also has an en-suite shower room and the two further bedrooms are serviced by the fitted family bathroom.

To the front of the property is off-road parking for several cars and leads to the attached single garage. The rear garden has been beautifully landscaped and is fully enclosed with granite paved patio, herbaceous shrub planting and a small area laid to artificial grass. There are also several extremely useful outbuildings in the garden area which have been cleverly designed to blend in with the extension on the dining room. The outbuildings include a storeroom, workshop and a wonderful studio/gym which is air conditioned, fully insulated and wired to be used as a home office.





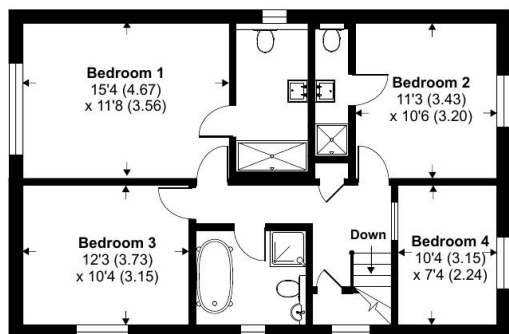




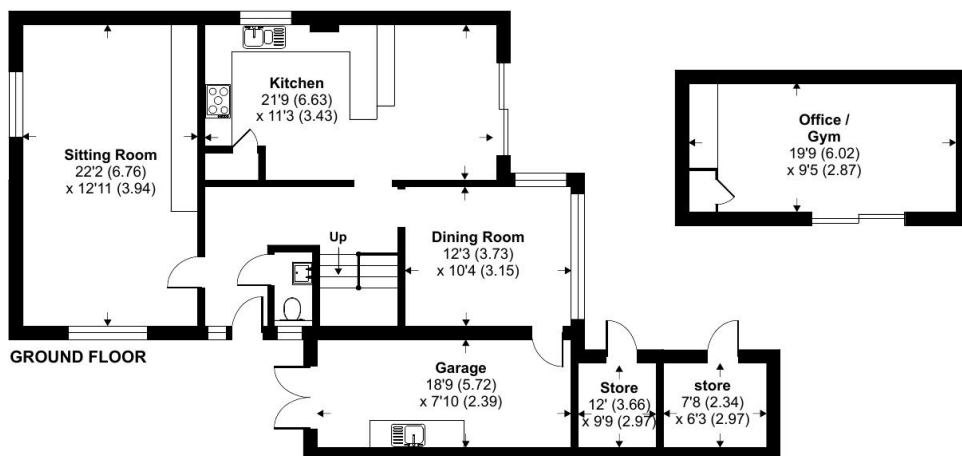
## Orient Drive, Winchester, SO22

Approximate Area = 1627 sq ft / 151.1 sq m  
Store(s) = 83 sq ft / 7.7 sq m  
Outbuilding = 188 sq ft / 17.4 sq m  
Garage = 150 sq ft / 13.9 sq m  
Total = 2048 sq ft / 190.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2022. Produced for Winkworth. REF: 869657

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### Directions

From our office in Southgate Street, turn left up the High Street. At the mini roundabout turn right into Upper High Street and then bear first left across the railway bridge. Turn right at the mini roundabout and down St Pauls Hill. At the bottom turn left into Stockbridge Road. Proceed straight across three mini roundabouts and turn right into Harestock Road. Orient Drive is the first road on the right-hand side.

### Location

Orient Drive is situated on the northern fringes of Winchester, ideally placed to give easy access to the mainline railway station and local shops on Stoney Lane and Priors Dean Road. 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 close to very good local schools, including Henry Beaufort secondary school. Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for pre-university education.

### Tenure

Freehold

### Services

Mains gas, electricity, water and drainage

### Council tax band

F - Winchester City Council

### EPC rating

C

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

## Winkworth Winchester

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**Winkworth**

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