



Quarry Road, Winchester, Hampshire, SO23 0JF

Winkworth





Quarry Road, Winchester, Hampshire, SO23 0JF

## Rarely Available, Substantial and Handsome Edwardian House on the Fringes of St Giles Hill

This impressive and elegant semi-detached residence is situated on the eastern side of Winchester and offers generous, well-balanced accommodation over three floors, with remarkably good-sized rooms throughout and many wonderful original period features. It is a welcoming and flexible home in the peaceful and much sought-after location of St Giles Hill, with the whole of Winchester, as well as the South Downs National Park, on the doorstep. The house is just a few minutes away from the city centre and the new sports centre at Bar End. The South Downs Way begins at the end of the road, excellent for exercise and dog-walking.

On entering the property, the overall space and generous size of the rooms is striking. The hallway is wider than many houses of this period and has the original cornicing and decorative plasterwork. To the front of the property lies the stunning sitting/dining room. The spacious sitting area has a beautiful bay window and a marvellous fireplace. This adjoins the elegant dining room with ample space for entertaining. There is a beautiful wooden fire surround, and French doors give side access to the garden. The hallway, with downstairs cloakroom and understairs storage to the sides, leads to the delightful family room. A large bay window allows plenty of natural light and adds to the charm of the space. The delightful, dual-aspect, kitchen to the rear of the house has the original quarry tiled floor, with ample space for appliances and plenty of storage. French doors open out onto the patio with lovely views to the rear garden.

Stairs rise to the first floor where the bedrooms radiate from the central landing. To the front, the principal bedroom is an impressive size. A bay window gives fine views of St Catherine's Hill and Morestead Down. Two double fitted wardrobes flank another original decorative fireplace. Two further generous double bedrooms, both overlooking the lovely garden, have their own wash hand basins. There is a bathroom, a shower room and a separate toilet on this level. There is also ample space on the landing for a desk to create a small office space. A spacious and bright loft studio occupies the second floor. This is an excellent bright and airy room adding yet more generous space to the property. It also provides easy access to a considerable amount of floored eaves storage space.

To the front of the house, a driveway provides off street parking alongside a walled area of garden plants and shrubs. To the rear, the patio area outside the back doors leads to the stunning garden. You see two levels of lawn with well-stocked flowerbeds, shrubs and fruit trees, and many spring bulbs, all enclosed by brick walls and fencing to provide remarkable privacy. A steeply sloping wild wooded area at the end of the garden backs onto St Giles Hill. An additional benefit of this property is an Electric Vehicle Charging Point situated in the front porch.







## Quarry Road, Winchester, SO23

Main House = 1912 sq ft / 177.6 sq m  
 Loft Studio = 277 sq ft / 25.7 sq m  
 Main House & Loft Studio = 2189 sq ft / 203.3 sq m  
 Limited Use Area(s) = 412 sq ft / 25.7 sq m  
 Total Internal Area = 2601 sq ft / 241.6 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Winkworth. REF: 949063

## Quarry Road, Winchester, Hampshire, SO23 0JF

### 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 on this road and the property can be found on the left-hand side.

### Location

Quarry 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 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: F

**EPC rating:** C

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT  
 01962 866 777 | [winchester@winkworth.co.uk](mailto:winchester@winkworth.co.uk)

### Winkworth Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS  
 020 7871 0589 | [countryhouse@winkworth.co.uk](mailto:countryhouse@winkworth.co.uk)

**Winkworth**

See things differently