



Wakelin Gardens, Winchester, Hampshire, SO22 6GG

Winkworth



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A stylish and versatile four-bedroom home, set in a sought-after Winchester development.

Situated within a modern and well-regarded development, this beautifully presented four-bedroom home offers over 1,500 sq. ft. of thoughtfully arranged accommodation, combining contemporary design with practical family living. From the outset, the property makes a striking impression. The attractive brick façade is complemented by a covered entrance porch, while the first-floor balcony adds architectural interest and a stylish outdoor seating area.

Internally, the ground floor provides a superb balance of reception spaces. Upon entering you are greeted by a spacious, welcoming hallway. The generous sitting room forms the heart of the home and provides a wonderfully light and versatile space ideal for both everyday living and entertaining. This space not only benefits from an impressive architectural ceiling feature but also allows for direct access to the garden from a set of French doors, allowing for seamless indoor-outdoor living during the warmer months. To the front of the house, the stylish kitchen/dining room is well-proportioned and offers ample preparation space and room for dining. A particular advantage of this layout is the additional ground floor bedroom, perfect as a guest suite, home office or playroom, offering flexibility to suit a range of needs. A stylish downstairs WC and spacious cloakroom complete the ground floor accommodation.

Upstairs, the property continues to impress with three well-sized double bedrooms arranged around a central landing. The principal bedroom benefits from access to a private balcony, and spacious, modern en suite. Bedroom two (also with an en suite) and bedroom three are both comfortably proportioned, ideal for family members or guests. The family bathroom is smartly appointed, and the overall layout ensures excellent separation between bedrooms and smart storage options throughout.

Outside, the garden features an attractive manicured lawn and large patio area, with ample space for seating and dining options. A spacious storage room at the rear of the house - which is accessible from the garden - provides a practical storage space with room for outdoor equipment. This property has one parking space in the driveway and occupies a quiet position in this sought after residential area. The accommodation has been designed with modern lifestyles in mind, offering flexibility, natural light and well-balanced proportions throughout.



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Approximate Gross Internal Area
Main House = 1441 Sq Ft / 133.9 Sq M
Store = 70 Sq Ft / 6.5 Sq M
Total = 1511 Sq Ft / 140.4 Sq M
Outside Area = 148 Sq Ft / 13.8 Sq M



GROUND FLOOR

FIRST 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.

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Directions

From our High Street office in the heart of Winchester, proceed along Staple Gardens and continue ahead towards Upper High Street. Follow the road as it leads out of the city centre, continuing straight on towards the western side of Winchester. At the roundabout, take the exit signposted towards Romsey and continue along this route, passing through Fulflood. Stay on this road as it becomes more residential in character. Turn right into Manley Road, then shortly afterwards right again into Winchester Avenue. Take the next left into Ranulph Road and continue a short distance before turning left into Wakelin Gardens, where the property will be found at the end of the road on the right.

Location

Wakelin Gardens enjoys a prime position in a sought-after residential area on Winchester's southern edge, close to the city centre and its excellent amenities. The mainline station offers regular trains to London Waterloo in around 55 minutes, while the nearby M3 provides easy road access. Residents benefit from a variety of local shops, independent boutiques, cafés, restaurants, pubs, a theatre, cinema, and the renowned cathedral. Regular bus services and highly regarded schools are also within easy reach of this well-connected location.

PROPERTY INFORMATION:

COUNCIL TAX: Winchester County Council Band E.
SERVICES: Mains Gas, Electricity, Water & Drainage.
BROADBAND: Full Fiber Broadband 'We'll be building in this area next year'. Checked on Openreach February 2026.
MOBILE SIGNAL: Coverage With Certain Providers.
HEATING: Mains Gas and Electricity.
TENURE: Freehold.
EPC RATING: B
PARKING: Off-Street parking.

Winkworth.co.uk/winchester

Winkworth Winchester

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