



Sarum Close, Winchester, Hampshire, SO22 5LY

Winkworth



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Privacy, style, and comfort in this thoughtfully designed family home

A handsome detached family home offering spacious and versatile accommodation, set within an established plot in a peaceful and leafy setting. The welcoming hallway leads to a WC, a study ideal for home working, and a separate utility room offering excellent storage and laundry space. To the rear right, the contemporary kitchen is well-equipped with stainless steel cabinetry, integrated appliances, and ample counter space, flowing into the adjacent, spacious dining room. The living room on the left side of the house offers a comfortable space for relaxation stretching from front to back and with bay window overlooking the front and glazed patio doors giving access to the rear garden. The room is generously proportioned, allowing for multiple seating arrangements.

Upstairs, the master bedroom at the rear left enjoys views over the garden and features an en-suite with a large walk-in shower. Adjacent, at the front left, is the third bedroom, a double room with built-in storage. The second bedroom, located at the rear right, also benefits from an attractive en-suite with a glass door shower. A centrally located family bathroom offers both a freestanding bathtub and a shower, finished with modern, neutral tones. At the front right, the fourth bedroom provides built-in storage and offers flexibility for use as a children's room, home office, or guest bedroom.

The garden is attractively landscaped with mature planting, shrub beds, and an L-shaped stone slab terrace and gravel area offering a low-maintenance outdoor space. The large driveway provides ample parking for several vehicles, with a double detached garage located at the rear right of the property for secure storage or parking, and private access from the garden. Additionally, there is an electric vehicle charging point mounted on the external wall of the study for added convenience. The entire garden is fully enclosed with wooden fencing, ensuring privacy and security.

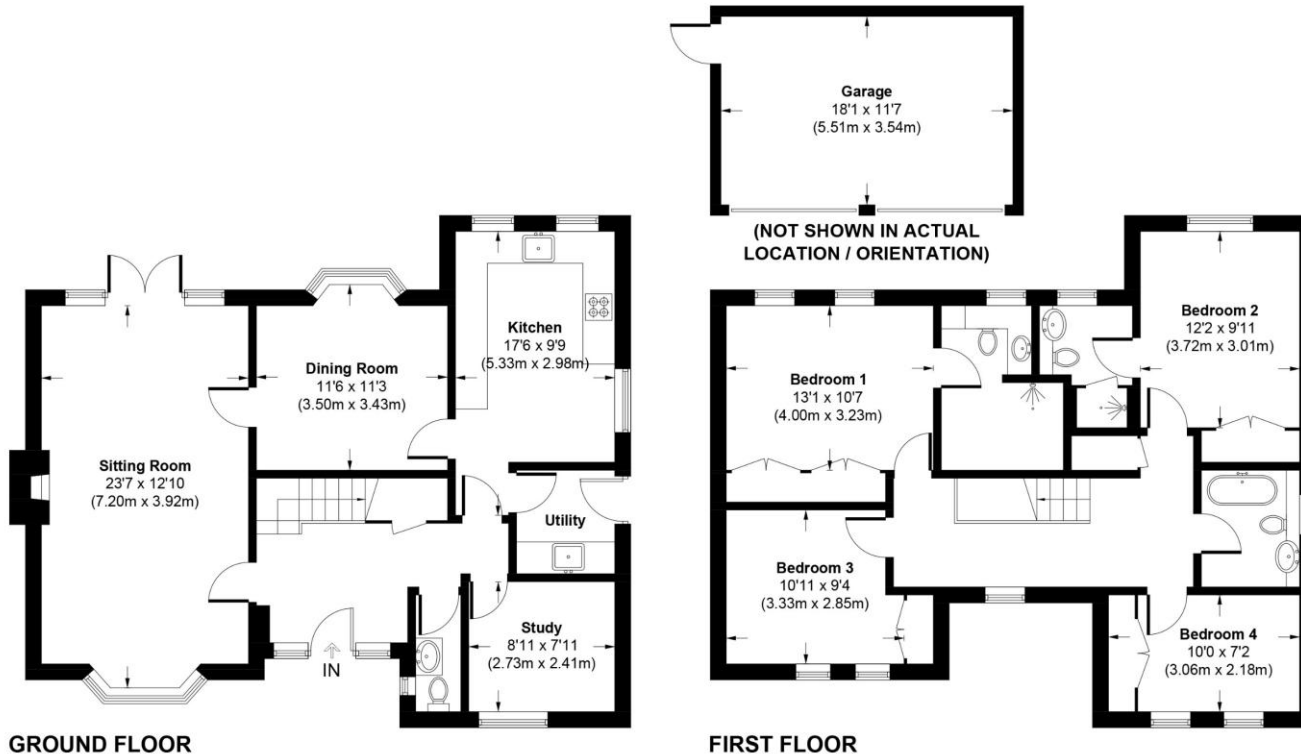
This home combines a tranquil location with spacious living areas and a landscaped garden, making it the ideal choice for those seeking a flexible family home in a desirable residential setting.



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Approximate Gross Internal Area
Main House = 1686 Sq Ft / 156.6 Sq M
Garage = 210 Sq Ft / 19.5 Sq M
Total = 1896 Sq Ft / 176.1 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.

Directions

Starting from 72 High St, Winchester SO23 9DA, head west on High St. At the roundabout, continue straight onto Romsey Rd for 0.8 miles. At the next roundabout, take the 3rd exit onto Chilbolton Ave/B3041 and continue for 0.1 miles. Then turn left onto Sarum Rd, followed by another left onto Sarum Close.

Location

Sarum Close is a quiet residential street in Winchester, located just under a mile from the city centre and Winchester train station, which offers regular services to London Waterloo in about an hour. The nearby Winchester High Street provides a variety of independent shops, cafes, restaurants, and essential services, creating a vibrant local atmosphere. Families benefit from being in the catchment area for well-regarded schools such as St. Peter's Primary and Henry Beaufort School.

PROPERTY INFORMATION:

COUNCIL TAX: Band G, Winchester City Council.

SERVICES: Mains Gas, Electricity, Water & Drainage and EV Charging Point.

BROADBAND: Fibre to the Cabinet Broadband. Checked on Openreach July 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: D

PARKING: Off street parking on driveway and double garage.

Viewings

Strictly by appointment with Winkworth Winchester Office

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

Winkworth Winchester

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