



Westminster Gate, Winchester, Hampshire, SO22 4LN

Winkworth



Westminster Gate, Winchester, Hampshire, SO22 4LN

A Handsome Home with Exceptional Living Space

Set behind an attractive brick and tile-hung frontage, this is a substantial four-bedroom family home with an excellent amount of living space and a particularly flexible layout. The entrance hall is a real feature of the house, with parquet flooring and an open staircase rising to the first-floor landing. There are several separate reception spaces on the ground floor, including a comfortable sitting room with fireplace and wood-burning stove, a snug and a useful study, giving the house plenty of options for day-to-day family life and working from home.

Across the rear is a generous open-plan kitchen and dining room, which feels very much like the main hub of the house. Rooflights and wide glazed doors bring in plenty of natural light, with the latter opening straight onto the terrace and garden. The kitchen is arranged around a large central island with seating, while a separate utility room, boot room and downstairs cloakroom help keep the more practical side of the house neatly tucked away. There is also direct access to the integral garage.

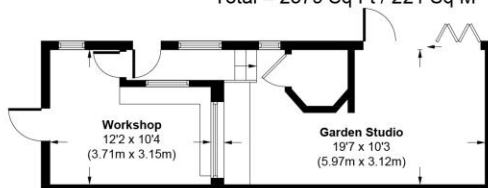
On the first floor, the galleried landing leads to four bedrooms and the family bathroom. The principal bedroom has a good range of fitted wardrobes as well as its own en-suite shower room, while the remaining three bedrooms are all well-proportioned and offer flexibility for children, guests or additional workspace. The layout upstairs is straightforward and practical, with good natural light and a sense of space around the landing.

The rear garden is private and well established, with a paved terrace immediately outside the kitchen providing an easy spot for outdoor dining. At the far end of the garden is a sizeable, detached outbuilding, currently arranged as a garden studio and adjoining workshop. It is a particularly useful addition to the property and could suit several uses, from a home office or gym to a hobby room or entertaining space.



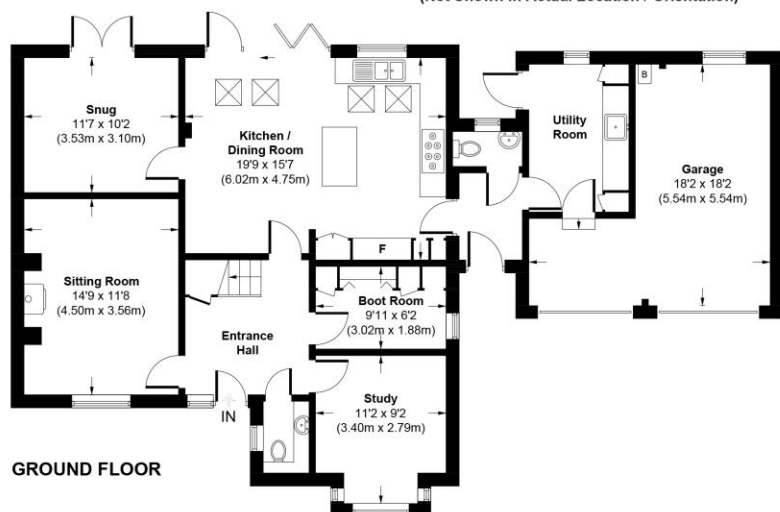
Westminster Gate, SO22 4LN

Approximate Gross Internal Area
Main House = 2045 Sq Ft / 190.0 Sq M
(Including Garage / Void)
Outbuildings = 334 Sq Ft / 31.0 Sq M
Total = 2379 Sq Ft / 221 Sq M

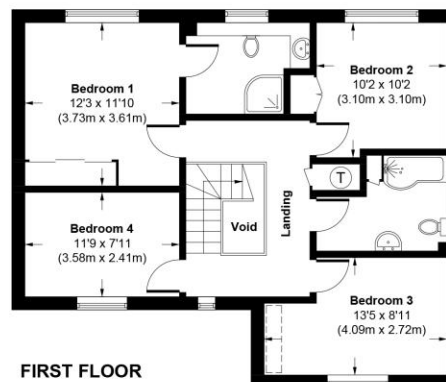


(Not Shown In Actual Location / Orientation)

Reduced head height below 1.5m



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.

Westminster Gate, Winchester, Hampshire, SO22 4LN

Directions

From our office head toward the roundabout, continue straight onto Romsey Road and follow it for approximately 1.3 miles. Turn left onto Stanmore Lane, then turn right onto Oliver's Battery Road North. Continue for a short distance before turning right onto Westminster Gate. Your destination will be on the right.

Location

Westminster Gate is a quiet cul-de-sac in a highly convenient part of Winchester, just moments from Romsey Road and within easy reach of local shops, cafés, medical facilities and green spaces. The area is particularly well served for schooling, sitting close to The King's School and with St Peters primary also comfortably accessible. Winchester city centre is only a short distance away, offering an extensive choice of restaurants, independent boutiques, cultural venues, and its historic cathedral. Excellent transport links include Winchester station, with direct services to London Waterloo in around an hour.

PROPERTY INFORMATION:

COUNCIL TAX: Band F, Winchester City Council.

SERVICES: Mains Gas, Water and Drainage.

BROADBAND: Full Fibre Broadband Available to Order Now. Checked on Openreach September 2026.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Gas Central Heating Throughout, Wet Underfloor Heating in Kitchen, Hallway and Snug.

TENURE: Freehold.

EPC RATING: C

PARKING: Driveway Parking for Two Cars. Two Extra Communal Spaces Shared Within the Close.

Viewings

Strictly by appointment with Winkworth Winchester Office

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

Winkworth Winchester

72 High Street, Winchester, SO23 9DA

01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

80 Strand, London, WC2R 0DT

020 7870 4878 | countryhouse@winkworth.co.uk

Winkworth

See things differently