



Romsey Road, Winchester, Hampshire, SO22 5PQ

Winkworth





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## Light-Filled Family Living with Panoramic Views Over Winchester

This attractive and much-loved family home is immensely light throughout, courtesy of its large windows and the south-easterly orientation. The property offers two good reception rooms and four bedrooms, all beautifully presented. There is a wonderful rear garden, parking and a garage at the front, and fantastic views across Winchester towards St Catherine's Hill.

The property is entered via an internal porch into the welcoming, central entrance hall, which gives access to all the downstairs accommodation. The well-appointed dining room is at the front, featuring wonderful original parquet floors, while the sitting room at the rear is a great size and has sliding doors out to the rear garden. It is possible to knock the two reception rooms together for those who desire a more open-plan space. The contemporary fitted kitchen is very attractively and neatly arranged with ample base and eye-level units and plenty of space for appliances such as a cooker, fridge/freezer and dishwasher. To one side, there is access to a downstairs WC and utility area, which has a door out to the side of the house.

Stairs rise to the first floor, where the central landing gives access to four bedrooms, two of which are currently set up as studies/workrooms. The other two bedrooms are good doubles, and the rear one has the most wonderful, far-reaching views across Winchester towards St Catherine's Hill. There is a modern family bathroom with bath and shower for the bedrooms to share. There is also access to a very useful, large storeroom from the landing.

There is off-road parking for several cars at the front of the property and an integral garage. The rear garden is a delight: the far-reaching views are ever-present from the raised terrace, which is accessed from the sitting room. Then the garden continues down to a lower patio positioned to catch the sun at other times of the day. There are two distinct areas of lawn, separated by a trellis fence, and two separate sheds.

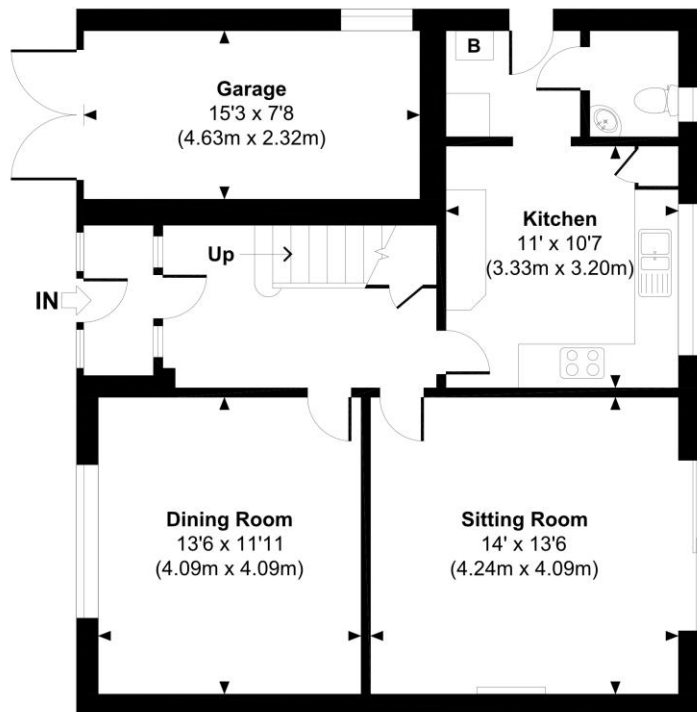
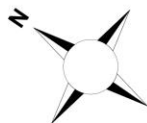






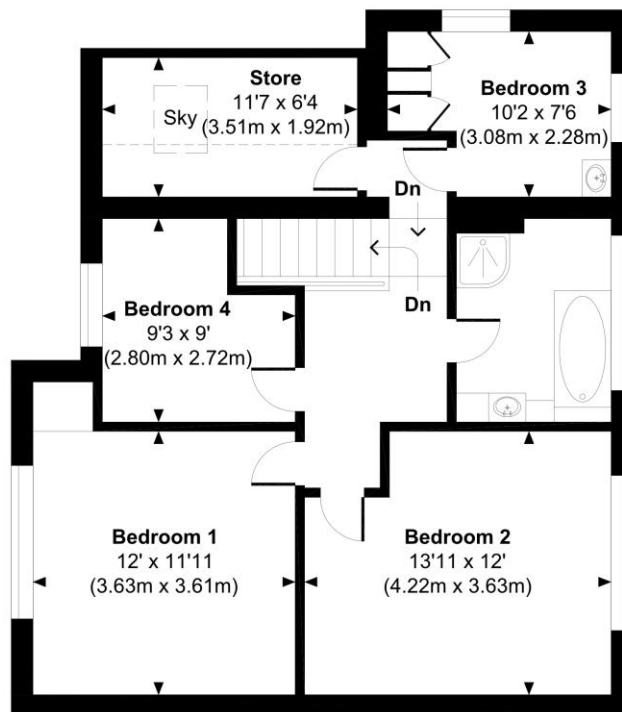
## Romsey Road

Approximate Gross Internal Area  
Main House = 1399 Sq Ft / 129.97 Sq M  
Garage = 116 Sq Ft / 10.74 Sq M  
Total = 1515 Sq Ft / 140.71 Sq M  
Includes areas with restricted room height.



GROUND FLOOR

Indicates restricted room height less than 1.5m.



FIRST FLOOR



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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 office proceed up the High Street. At the mini roundabout proceed straight across into Romsey Road and continue along the road going across the 2nd mini roundabout. Take the 4th left turn onto Battery Hill, then the first immediate left onto Romsey Road and the property can be found on the right-hand side.

### Location

Romsey Road is superbly positioned for easy access to the mainline railway station (links to London Waterloo in approximately 60 minutes), and City with its High Street shops, boutiques, Discovery Centre, coffee shops, public houses, restaurants, theatre, cinema, Winchester University, museums and, of course, the City's historic Cathedral. The property is situated in the catchment for Stanmore Primary and Kings Secondary Schools.

**COUNCIL TAX:** Band F, Winchester City Council.

**SERVICES:** Mains Gas, Electricity, Water & Drainage.

**BROADBAND:** Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach June 2025.

**MOBILE SIGNAL:** Coverage With Certain Providers.

**HEATING:** Mains Gas Central Heating.

**TENURE:** Freehold.

**EPC RATING:** TBC

**PARKING:** Off street parking on driveway. 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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**Winkworth**

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