



St. Pauls Hill, Winchester, Hampshire, SO22 5AB

Winkworth





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## Thoughtfully Renovated Victorian Home with Luxurious Interiors and Garden Room

Tucked away on a peaceful, tree-lined street, this handsome late Victorian terraced house makes an immediate impression with its red brick façade, intricate stone detailing, and traditional bay windows. Entering through a recessed porch framed by stone columns, you step into a bright hallway that sets the tone for the thoughtful layout within. To the left is a light-filled living room, complete with a wide bay window featuring leaded stained glass, bespoke shelving, a rich wood floor, and a striking feature fireplace. Beyond, a practical utility room and a W/C are neatly positioned before the hallway opens out into a spectacular open-plan kitchen and dining space. The utility room is well-appointed with a fitted washing machine and separate dryer.

The rear kitchen extension is a true showstopper, blending navy shaker cabinetry with bold botanical tiles and clean stone worktops. The space is filled with natural light from skylights and full width glazing that opens directly onto the garden. It is also exceptionally well-equipped with high-spec integrated appliances, all included in the sale: two ovens with grill, a hob with extractor fan, built-in microwave, warming drawer, dishwasher, and a full-height fridge freezer. A central island offers ample prep space and casual seating, while a bespoke olive-green banquette lines the dining area.

The first floor hosts the elegant principal bedroom at the front of the house, decorated in neutral tones. It features a bespoke walk-in dressing room and a luxurious en-suite bathroom, clad in deep green tiles with black-framed glass and brass fittings. At the rear of the house, the serene main bathroom is finished with vertically stacked blue wall tiles, cream stone floor tiles, matte black hardware, and a floating wood vanity. Adjacent is the third bedroom, a versatile space with garden views, built-in storage and period detailing.

The second floor comprises a generous second bedroom tucked into the eaves, offering ample storage and floor space beneath the pitched roofline. Finished in soft neutrals, this peaceful space also benefits from access to eaves storage, making it as practical as it is characterful. Outside, the garden has been designed for both leisure and function, with slab tiling forming an outdoor dining area and a well-maintained lawn bordered by wooden fencing. At the far end stands a fully insulated garden room, currently used as a home office and gym.







## St. Pauls Hill, SO22 5AB

Approximate Gross Internal Area  
Main House = 1498 Sq Ft / 139.2 Sq M  
Garden Room = 148 Sq Ft / 13.8 Sq M  
Total = 1646 Sq Ft / 153.0 Sq M  
(Excluding Eaves)



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

Head west on High Street (B3040) towards Staple Gardens for approximately 436 feet. At the roundabout, take the third exit onto Upper High Street (B3420) and continue for 0.1 miles. Then, turn left to stay on Upper High Street (B3420) for about 174 feet. At the next roundabout, take the second exit onto St Paul's Hill (B3049). After approximately 328 feet, your destination will be on the right.

### Location

Located in one of Winchester's most sought-after residential pockets, this home sits moments from the vibrant community of St. Paul's, known for its friendly atmosphere, leafy streets, and independent local shops. Just a short stroll from Winchester High Street, residents can enjoy boutique shopping, cafés, restaurants, and cultural landmarks, all within easy reach. Winchester train station is under 10 minutes' walk away, offering direct services to London Waterloo in under an hour, ideal for commuters. The property also lies within the catchment area for several highly regarded schools, including Western Church of England Primary and The Westgate.

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

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

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

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

**HEATING:** Mains Gas Central Heating.

**TENURE:** Freehold.

**EPC RATING:** D

**PARKING:** On-street permit parking

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

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