



Kynegils Road, Winchester, Hampshire, SO22 6DF

Winkworth



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Stylish, spacious and superbly located, modern family living in Winchester

This striking contemporary detached home offers a superb blend of intelligent design, light-filled spaces, and stylish modern finishes. Set behind a wide driveway, the property features a rendered and timber-clad exterior, creating a highly appealing first impression. The light-filled hallway has a WC and practical boot room to the right, the latter being open-plan to the scullery beyond. To the left of the hall, there is a super family room. At the end of the hall, the space opens into an expansive, impressive L-shaped kitchen/dining/living area which wraps from the rear to the front of the home. The kitchen is finished with teal cabinetry, white countertops, and a bold orange splashback, with an array of integrated appliances and garden views.

The open plan dining and living area enjoys excellent natural light, with sliding picture windows providing direct access to the garden and enhancing the flow between inside and out. This wonderful room has distinct space for dining and two separate seating areas, one of which has a log-burner as a centrepiece. The family room at the front of the property provides an inviting retreat with oak floors, vibrant shelving, and big windows. Upstairs, the layout is smartly arranged with bedroom four immediately to the right, followed by bedroom five at the rear, both sharing built-in storage via adjoining walls. The main family bathroom, finished with tiled walls and a full-size bath, lies between these and bedroom three, which is a well-sized double. Bedrooms two and the principal bedroom are also generous doubles, each with stylish en-suites/shower rooms with modern fittings and large format tiles.

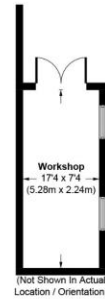
The rear garden is both practical and well-designed, beginning with a split patio of brick and granite slab, offering plenty of room for outdoor furniture and dining. This transitions into a neat lawn area with a useful workshop at the far end, ideal for hobbies or extra storage. There is off road parking on the driveway at the front.

This thoughtfully designed home combines modern aesthetics with exceptional functionality and flow, offering five bedrooms, three bathrooms, and multiple living spaces, all tailored for modern family life in a desirable residential setting.

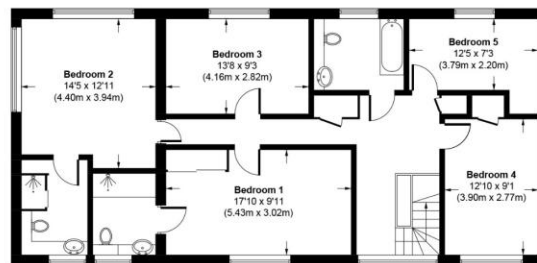


12, Kynegils Road, SO22 6DF

Approximate Gross Internal Area
Main House = 2591 Sq Ft / 240.7 Sq M
Workshop = 127 Sq Ft / 11.8 Sq M
Total = 2718 Sq Ft / 252.5 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

Head west on High Street towards Staple Gardens and, at the roundabout take the third exit onto Upper High Street. Continue for 0.1 miles, then left over the bridge and follow St Paul's Hill to Stockbridge Road. At the next roundabout, take the first exit onto Stockbridge Road and continue for 0.4 miles. Go straight over the first roundabout, turn right at the next onto Stoney Lane, then first right into St Matthews Road. Turn left into St Stephens Road and Kynegils Road is on the right.

Location

Kynegils is nestled in a peaceful and sought-after corner of Bereweeke, offering stunning, far-reaching views of the surrounding countryside from its elevated position. This charming area is a favorite among families and commuters, with the historic city center, mainline railway station, and top-rated schools all just a short walk away. The convenient pedestrian gate to the Winchester Racquets and Fitness Club, located off Bereweeke Road, makes the journey to both the station and city even quicker. The club itself offers an impressive range of facilities, including tennis, padel, squash, and a fully equipped gym.

PROPERTY INFORMATION:

COUNCIL TAX: Band F, Winchester City Council.

SERVICES: Mains Gas, Electricity, Water & Drainage.

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: TBC

PARKING: Off street parking on driveway.

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

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