



STRUTS, SLEEPERS HILL, WINCHESTER, HAMPSHIRE, SO22 4NE

Winkworth

STRUTS

Sleepers Hill

DISTINCTIVE FAMILY HOME IN A SECLUDED POSITION ON SLEEPERS HILL

Struts is a truly wonderful, individual family home of excellent proportions set within substantial gardens in a gloriously private position on much sought-after Sleepers Hill. The house has been reimaged by the current owners over the years, extending and adapting its modest, linear 1960s form to create a home of rare character, with subtle nods to a French chalet-style aesthetic. The house is sure to appeal to those who admire character and individuality over convention, without compromising on practicality or comfort. Struts is an excellent family home, with its many reception rooms, private, secure gardens and, of course, the lovely swimming pool.





ABOUT *Sturts*

The house has many striking and appealing features, including extended roof pitches creating covered balconies and terraces, together with hardwood windows chosen for their durability and longevity. The most recent addition to the home is an exceptionally spacious and light-filled sitting room overlooking the garden, with a vaulted ceiling and large windows framing views across the grounds and beyond. The seclusion on offer is remarkable for a property so well positioned in the heart of Sleepers Hill. The orientation of the grounds affords a wonderful sense of peace and privacy, while the elevated position provides far-reaching views across Winchester, becoming even more impressive from the upper floors and their three balconies.

The house boasts no fewer than seven reception, entertainment and workspaces, some of which could be configured as additional bedrooms if required, together with five double bedrooms and four bathrooms or shower rooms. The versatile layout also offers scope to create a self-contained annexe at one end of the house, if desired.

DESIGN AND SUBSTANCE

In Equal Measure

The ground floor features a large entrance hall with WC, utility room and workshop, before steps lead down to the generous principal sitting room overlooking the main garden. Alongside, and up a half-level, is an attractive dining room with a vaulted, timber-clad ceiling, semi-open-plan to the kitchen above.

The kitchen itself is a bright and appealing space with views over both the front and rear gardens, fitted appliances and ample cabinetry, supplemented by useful ancillary space to one side. Adjacent to the kitchen is a superb breakfast and casual dining area, with concertina doors leading out to a lovely, covered patio – an ideal spot for drinks or al fresco dining on warmer evenings. At this end of the house are two appealing reception rooms – a snug and a large study – both of which have bedrooms above, accessed by separate staircases. This arrangement offers excellent flexibility, with the potential to create private bedroom and sitting-room suites, perhaps ideal for older teenagers, guests or extended family.





BREAKFAST ROOM
GROUND FLOOR



DINING ROOM
GROUND FLOOR



SNUG
GROUND FLOOR



SHOWER ROOM
GROUND FLOOR



LIGHT, SPACE & Views

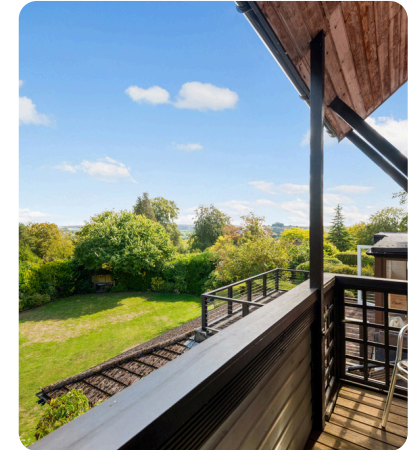
Returning to the hall, the main staircase rises to the first floor, where there is a wonderfully cosy family room with an open fire, currently fitted with a gas fire, and windows on three sides, filling the space with natural light. A large balcony overlooks the garden, while a door beyond the room leads through to a useful craft room or studio.

Stairs rise again from the landing to the second floor, where there are two further good bedrooms each with an en-suite shower room, a mezzanine or reading area above, and a private balcony from which to enjoy the view. Stairs rise again to the attractive principal bedroom which enjoys splendid views, together with a bathroom fitted with both a bath and separate shower, and a dressing area.

The house is notable for many things, not least its excellent ancillary and storage spaces, both inside and out. Internally, these include a utility room, WC, boiler room, workshop with access through to the garage, and a cloaks cupboard.



FAMILY ROOM
FIRST FLOOR



BALCONY VIEW
FIRST FLOOR



SECOND BEDROOM
FIRST FLOOR



BATHROOM
SECOND FLOOR



PRACTICAL HOME

Beautiful Gardens

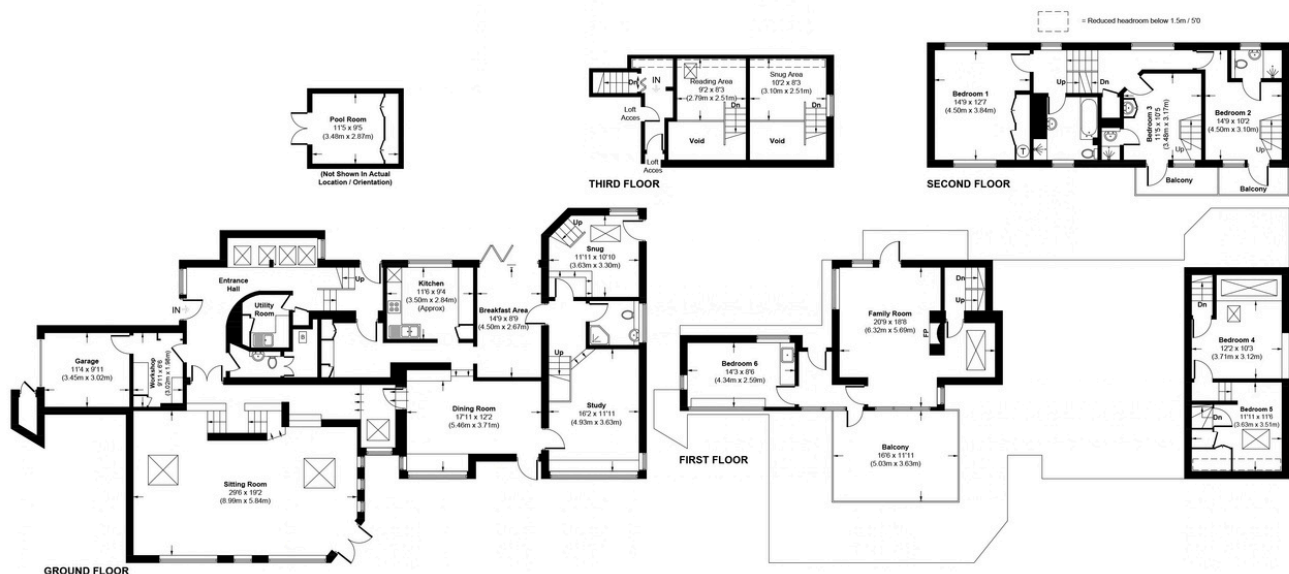
Externally, a number of discreet storage areas are positioned around the gardens, including various sheds and covered spaces, helping to make the grounds practical and easy to maintain. To one side of the house, there is ample parking on the driveway in front of the garage, with additional parking available towards the rear.

The principal garden is beautifully secluded, with a level lawn bordered by mature shrubs and trees. Adjacent is the heated outdoor swimming pool, a wonderful feature for the warmer months, with a pool and plant room nearby. Hidden beyond mature planting is a large, fully enclosed goat pen, with a raised pathway alongside leading around to various sheds and outbuildings.

A well-established vegetable garden occupies the space immediately to one side of the house and leads around to the rear, where a charming smaller lawned garden sits just off the kitchen/breakfast room. Finally, a gate leads through to a beautifully landscaped garden area with twin ponds, providing another attractive and peaceful part of the grounds.

Sleepers Hill, SO22 4NE

Approximate Gross Internal Area
Main House = 4035 Sq Ft / 374.9 Sq M
Outbuildings / External Cupboard = 119 Sq Ft / 11.1 Sq M
Total = 4154 Sq Ft / 386.0 Sq M
(Including Garage / Excluding Void)
Outside Area = 271 Sq Ft / 25.2 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.

Struts, Sleepers Hill, Winchester, Hampshire, SO22 4NE

Directions

From our office on Upper High Street, Winchester, exit the parking area onto Upper High Street and turn left. Continue onto Clifton Terrace, then follow the road to Romsey Road. Proceed straight across the roundabout at the end of Chilbolton Avenue, and Sleepers Hill will be on your left.

Location

Set back on a private drive on sought-after Sleepers Hill, the property enjoys a peaceful residential setting within easy reach of Winchester city centre and its excellent range of independent shops, restaurants, cafés, cultural attractions and historic cathedral. Winchester's mainline railway station is also conveniently located nearby, offering direct services to London.

The area is particularly well regarded for its access to attractive green spaces, including walks across Oram's Arbour and into the surrounding countryside. Sleepers Hill is also well placed for highly regarded local schools, including Kings' School and Peter Symonds College, making it an appealing location for families and professionals alike.

PROPERTY INFORMATION:

COUNCIL TAX: Band G, 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: Mains Gas, Water and Compliant Cess Pit.

TENURE: Freehold.

EPC RATING: D

PARKING: Extensive Off-Road Parking and Garage.