



Harrow Down, Winchester, Hampshire, SO22 4LZ

**Winkworth**





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## Light-filled and well-presented link-detached home in a quiet Winchester cul-de-sac

The front door sits beneath a covered porch with practical outdoor storage cupboard to one side. Once inside a welcoming entrance hall provides access to all principal ground floor rooms. At the front of the house, the kitchen/breakfast room is arranged with a comprehensive range of wall and base units, contrasting worktops, an integrated oven and hob as well as a fridge/freezer, washer/dryer and dishwasher. A large window draws in natural light and offers views over the front garden, while there's ample space for informal dining.

To the rear, the excellent sitting and dining room spans the full width of the house and is filled with natural light from windows on two sides and glazed double doors leading to the conservatory. This generous space offers distinct areas for relaxing and dining, with neutral décor and a calm, contemporary finish. The adjoining conservatory provides a tranquil additional living area with year-round garden views and direct access to the patio.

Upstairs, the home offers three well-sized bedrooms, two with built-in wardrobes. The second bedroom, set to the rear, comfortably fits a double bed and benefits from a peaceful outlook over the garden. The principle double bedroom sits to the front of the house, while the third bedroom is a generous single or home office. These are served by a stylish family bathroom.

Outside, the rear garden is mainly laid to lawn and features a well-sized patio area, perfect for outdoor dining and relaxation. Neatly maintained and enclosed by shrubs and fencing, it offers a private and sunny retreat. A rear gate provides convenient access to Whiteshute Ridge. The patio also leads to the garage, which can alternatively be accessed via the front driveway, offering additional storage or secure parking.

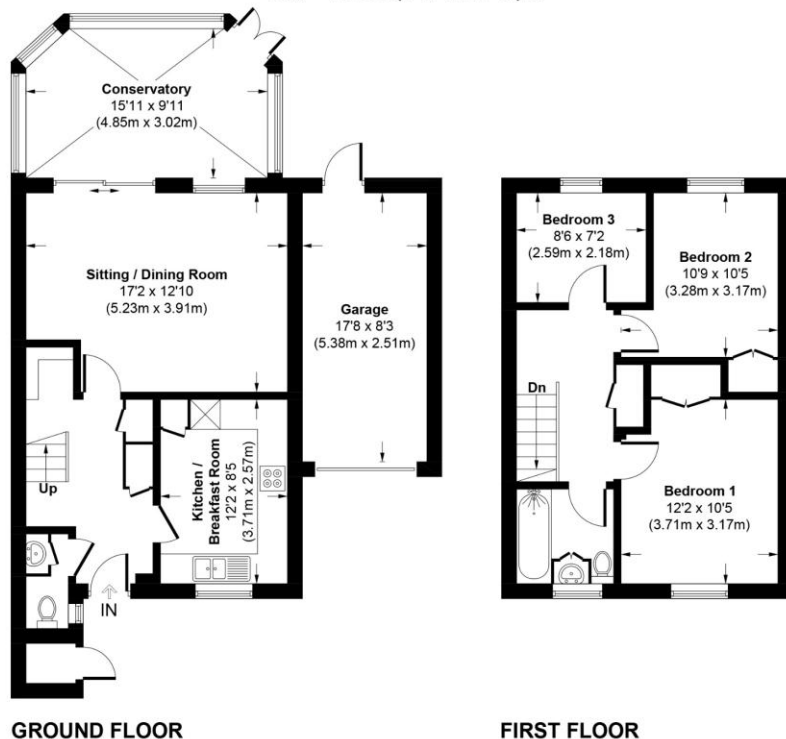






## Harrow Down, SO22 4LZ

Approximate Gross Internal Area  
Main House = 1063 Sq Ft / 98.8 Sq M  
Garage = 146 Sq Ft / 13.6 Sq M  
External Cupboard = 9 Sq Ft / 0.8 Sq M  
Total = 1218 Sq Ft / 113.2 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.



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### Directions

From our office on Southgate Street, head south along St Cross Road. At the roundabout, take the exit signposted for Badger Farm and continue along Badger Farm Road. At the next roundabout, turn right onto Meadow Way, then take the first right into Plough Way. Turn right into Harrow Down and proceed to the end of the cul-de-sac. The property is located on the left-hand side of the road.

### Location

Situated in a quiet cul-de-sac, this property enjoys a peaceful location with convenient access to the M3. A nearby Sainsbury's offers day-to-day shopping, and regular bus services provide easy links to central Winchester and the mainline station, with direct trains to London Waterloo in approximately 55 minutes. The historic city of Winchester is home to a variety of shops, restaurants, cultural attractions, and the iconic cathedral. The property also falls within the catchment area for Oliver's Battery Primary and Kings' Secondary schools.

**COUNCIL TAX:** Band D

**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:** C

**PARKING:** Off road parking and 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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