



Courtenay Road, Winchester, Hampshire, SO23 7ER

Winkworth





Courtenay Road, Winchester, Hampshire, SO23 7ER

## Attractive and substantial detached family home with superb garden

This handsome, spacious, detached house boasts over 2700 sq ft of wonderfully presented and well-balanced accommodation. Significantly extended in recent years, the property benefits from an abundance of natural light throughout and enjoys some superb views to the rear while the accommodation provides an excellent array of reception spaces on the ground floor and five bedrooms on the first floor.

The large porch leads through to a welcoming central inner hall with the downstairs accommodation radiating off from it. Firstly, one encounters a useful study and a super, versatile family room – especially useful when combined with the modern downstairs shower room which is adjacent to it, off the hallway. Located at the rear of the property, overlooking the garden, is a superb, open-plan kitchen/dining/family space with attractive fitted kitchen featuring ample base and eye level units and a wonderful island which provides a convenient breakfast bar and plenty of storage. Appliances include gas hob, double oven and space for dishwasher and fridge/freezer. There is ample room for a dining table and chairs and the casual seating area has views over the garden. Patio doors from both the kitchen area and seating area provide access out to the garden - creating a seamless flow between the spaces and perfect for entertaining guests during the summer months. A practical utility room which has a sink, cupboard space and a door leading outside and to the garage is located off the kitchen. Also at the rear is the generous, bright sitting room which features a lovely wood burner while sky lights and sliding patio doors provide plenty of natural light.

Stairs rise to the first floor where five bedrooms are located. The master bedroom benefits from plenty of wardrobe space and a smart en-suite shower room. The four remaining bedrooms are all a good size and there is a contemporary four-piece family bathroom to service these bedrooms. Useful storage cupboards are positioned in both the upstairs and downstairs hallway.

Outside there is ample parking on the driveway and within the integral double garage. A gate at the side of the property leads through to the lovely, large rear garden which is both private and mature with many shrubs lining the borders around the lawn. A patio stretches across the rear of the house and to one side of the lawn – a perfect place to position a table and chairs to sit and enjoy the beautiful outlook. There is also a useful storage shed and a greenhouse.

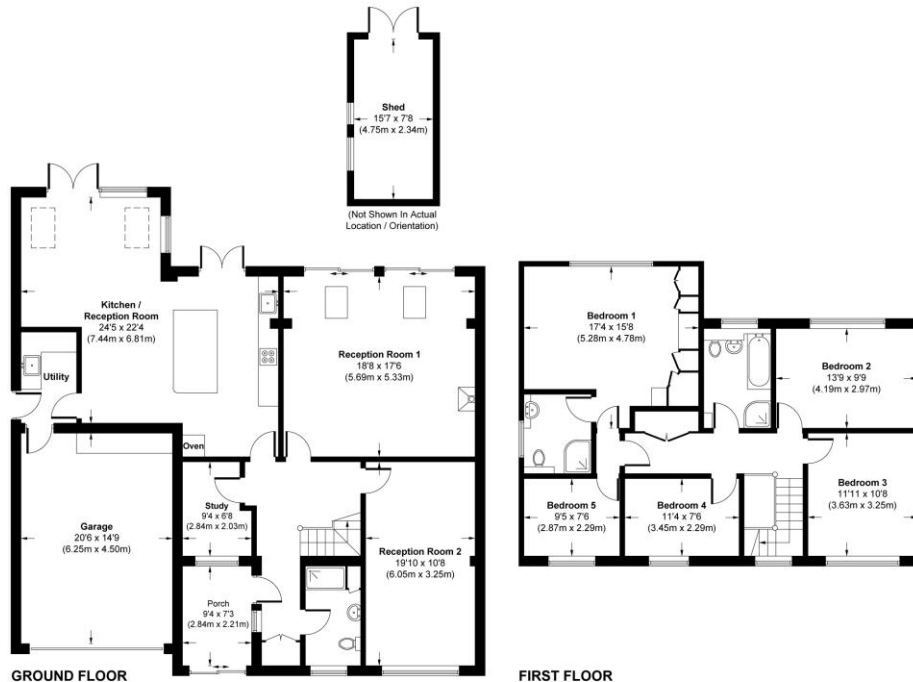






## Courtenay Road, SO23 7ER

Approximate Gross Internal Area  
Main House = 2382 Sq Ft / 221.3 Sq M  
Garage = 305 Sq Ft / 28.2 Sq M  
Shed = 120 Sq Ft / 11.2 Sq M  
Total = 2807 Sq Ft / 260.7 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

Head north on Southgate Street towards St Clement Street and turn right onto Jewry Street. Straight onto Hyde Street and then take a right turn onto Worthy Road. Turn left onto Park Road. Turn right onto Courtenay Road and the property will be on the left.

### Location

Courtenay Road is situated in a sought-after residential area and conveniently positioned for the city centre with its high street shops, boutiques, coffee shops, restaurants, cinema, museums, and, of course, the City's historic cathedral. The mainline railway station is a short walk away. The lovely Barton Meadows Nature Reserve is nearby and offers pretty walks.

**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 April 2025.  
**MOBILE SIGNAL:** Coverage With Certain Providers.  
**HEATING:** Mains Gas Central Heating.  
**TENURE:** Freehold.  
**EPC RATING:** B  
**PARKING:** Off street parking on driveway.

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

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