



Harestock Road, Winchester, Hampshire, SO22 6NY

Winkworth

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Elegant Design Meets Sociable Living in This Stunning Family Home

A beautifully renovated and thoughtfully extended family home, offering generous proportions, high-quality finishes, and a well-considered layout ideal for modern living. The rear extension is a standout feature, incorporating a large glass roof lantern, wide slide & stack doors on two sides, and expansive picture windows that flood the space with natural light.

Set back on a residential street, the property opens into a wide and welcoming entrance hall with ceramic flooring, a bespoke wood-panelled front door, and a well-appointed downstairs W/C. The hallway leads directly into an open-plan kitchen, dining and living area, a striking, light-filled space designed for functionality and flow. The kitchen is fitted with navy cabinetry, luxury Corian worktops and sinks, and a central island with an integrated breakfast bar. A continuous flooring finish links the kitchen, dining, and living zones, enhancing the sense of space and cohesion. Adjoining the kitchen is a secondary kitchen/pantry/utility area with side access, providing additional storage, prep space, and direct access to the garden. To the front of the property, the family sitting room offers a flexible additional living area, with space for large freestanding furniture, a Di Lusso inset wood burning stove, and double full-length doors opening directly onto the rear stone terrace. The home has underfloor heating throughout, with gas/wet underfloor heating on the ground floor and electric upstairs, ensuring efficient and comfortable temperature control year-round. The property also features solar panels and an EV charger, supporting energy efficiency and sustainable living.

Upstairs, the first floor comprises three generously sized double bedrooms and a fourth bedroom with built-in shelving and a large window currently used as a home office. Opposite is the family bathroom, finished in grey subway tiling and equipped with a bath, a walk-in shower with patterned feature tiles, and a floating vanity unit. The two double bedrooms to the rear enjoy open views across the garden; one includes a contemporary en-suite shower room, while the third offers excellent proportions and layout flexibility. The top floor hosts a spacious principal bedroom, cleverly designed to maximise vaulted ceilings and eaves, with bespoke wardrobes spanning one wall and ample space for additional furnishings. Its sleek en-suite is fully tiled and features a walk-in shower, built-in bath with niche shelving, modern vanity unit, and natural light via a dormer window.

Outside, the beautifully landscaped south-facing garden includes a generous wraparound stone terrace with distinct zones for dining and entertaining, complemented by a well-kept lawn and mature planting. A versatile outbuilding adds further functionality, incorporating a utility area, garage storage, and an annexe room ideal as a home office or studio.





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Approximate Gross Internal Area
 Main House = 2863 Sq Ft / 266.0 Sq M
 Outbuildings = 664 Sq Ft / 61.7 Sq M
 (Including Garage / Annexe / Eaves / Void)
 Total = 3527 Sq Ft / 327.7 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 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) and continue for 0.2 miles. At the following roundabout, take the first exit onto Stockbridge Road (B3049) and proceed for 1.2 miles, going through three roundabouts. Finally, turn right onto Harestock Road, where your destination will be on the right.

Location

Harestock Road is a well-situated family home in the popular Harestock area of Winchester, just 1.5 miles from the city centre. It falls within the catchment areas for Harestock Primary School and Henry Beaufort School, making it ideal for families. The location offers easy access to local amenities including Waitrose, Aldi, Costa Coffee, and Friarsgate Medical Centre, as well as convenient bus links. Winchester Railway Station, providing direct services to London Waterloo, is also approximately 1.5 miles away, making this an excellent spot for commuters while enjoying the benefits of nearby shops and services.

PROPERTY INFORMATION:

COUNCIL TAX: Band G, Winchester City Council.
SERVICES: Mains Electricity, Gas/Wet & Electric Underfloor Heating, Solar Panels, EV Charging and a Septic Tank.
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: C
PARKING: Off street parking on driveway 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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