



77 Andover Road, Winchester, Hampshire, SO22 6AU

Winkworth



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Stunning, Detached, Edwardian Family Home

This lovingly remodelled Edwardian home was formerly a laundry and has maintained plenty of original period features. It offers thoughtfully designed, spacious and practical accommodation in a very accessible and popular location. The result is a highly attractive and comfortable family home with a good balance between the reception spaces and the number of bedrooms.

The property is entered via a useful covered porch into an incredibly spacious hallway with a downstairs cloakroom to the rear. The vintage front door features restored stained glass panels with original leaded glass. The ground floor is home to four separate reception rooms as well as a generous kitchen/dining room, providing versatile accommodation that can be configured to suit the owner's needs. To the left of the hall lie two good-sized reception rooms, currently used as a study and music room, and the original front door provides external access to the side here. Further towards the rear is the largest reception room, a superb sitting room which is bathed in natural light courtesy of a wonderful, vaulted ceiling with roof lights and a large window to the side. A multi fuel stove is inset within the fireplace, external French doors provide side access and glazed double doors lead through to the family room - another generous room with a box bay window giving views over the garden. This room can also be accessed from the hallway.

Beyond the sitting room, to the rear of the house, lies the bright kitchen/dining room. This sociable, triple-aspect space houses an attractive fitted kitchen with an array of base and eye level units. Integrated appliances include two ovens with grills, gas hob and dishwasher and space for further appliances. A handy larder cupboard with shelving and lighting provides plenty of practical storage while a utility cupboard houses the washing machine and tumble dryer. There is space for a large table and chairs in the dining area and bifold doors open onto to the garden.

The tandem style garage can be accessed internally from the hallway as well as by a door in the garden and can accommodate two vehicles. The expansive oak framed workshop that adjoins the garage at the rear is an excellent asset to the property and can provide further parking for two vehicles with space to spare, or be used for tools, garden furniture, or machinery, with its own door to the garden and additional storage above.

The first floor is equally impressive with five double bedrooms and two bathrooms arranged off the landing. The principal bedroom is particularly spacious with views over the garden, an en-suite bathroom with bath and separate shower, and extensive integrated wardrobes. The four further bedrooms are all a good size with bedroom three having the advantage of a balcony overlooking the garden and bedrooms two and four featuring original period fireplaces. These four bedrooms are served by the generous family bathroom with both bath and shower.

The far-reaching gardens at the rear are a real delight, split into two main areas intersected by mature shrubs and trees. The first area of garden is mainly laid to lawn bordered by well-stocked flower beds displaying a super variety of plants and shrubs. An oak-framed summer house provides seating and shade, and a path leads through to the rear section of garden. Here you will find a further lawned area with specimen trees including apple and yew and a lovely, landscaped vegetable garden with raised beds. A useful greenhouse is situated here. To the front, the house is nicely set back from the road behind a large driveway which provides ample parking in front of the garage.



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Winton Lea

Approximate Gross Internal Area
Main House = 2426 Sq Ft / 225.39 Sq M
Garage / Workshop = 776 Sq Ft / 72.12 Sq M
Storage Above Workshop = 210 Sq Ft / 19.50 Sq M
Total = 3412 Sq Ft / 317.01 Sq M
Includes areas with Restricted room height.

Directions

Proceed out of the city centre along Andover Road, past the Tesco garage on the left and over the railway bridge. The property can be found on the left, just after the turning for Park Road on the right.

Location

Andover Road is situated on the northern side of Winchester, well placed to give easy access to the mainline railway station just 0.7 miles away. The city centre is approximately one mile away, with its High Street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and the city's historic cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is in the catchment for very good local schools, including Weeke primary, Henry Beaufort secondary and Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for pre-university education.

Tenure: Freehold

Services

Mains gas, electricity and water. Private drainage.

Winchester City Council

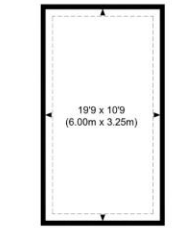
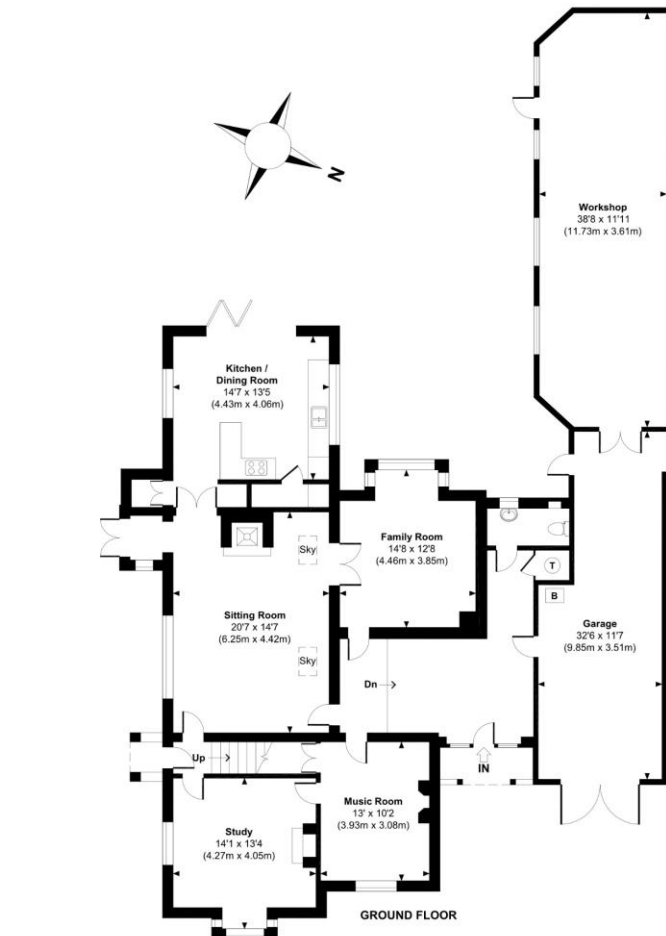
Council tax band: F

EPC rating: D

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester



STORAGE ABOVE WORKSHOP



FIRST FLOOR



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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.

Indicates restricted room height less than 1.5m.

Winkworth Winchester

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Winkworth

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