






{ QUARRY ROAD WINCHESTER SO23
£7,995 PER MONTH AVAILABLE 06/08/2024

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Quarry Road Winchester SO23

£7,995 Per Month
Unfurnished

 **7 Bedrooms**
 **3 Bathrooms**
 **6 Receptions**

Features

- Detached Victorian House, - Substantial accommodation, - St Giles Hill location, - Multiple reception rooms, - 7 Bedrooms, - Views over St Catherine's Hill, - Council Tax Band G, - Off-Street Parking

Council Tax

Council Tax Band G

Hamptons

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{ AN ELEGANT DETACHED VICTORIAN HOUSE ON ST GILES HILL WITH VIEWS

The Property

An elegant detached house tucked away from Quarry Road and set in an elevated position on St Giles Hill, offering wonderful views to the south. There is a most impressive entrance hall with the original tiled floor, oak staircase with a galleried landing which sets the tone for the rest of the house, leading to the principal ground floor rooms. The main rooms are of elegant proportions with high ceilings arranged over three floors. The Drawing Room has an open fireplace and double doors onto the rear garden and far-reaching views over Twyford Downs and St Catherine's Hill. Also benefiting from the fantastic view is the Kitchen/Breakfast room with Aga. On the ground floor there is also a dining room, study, snug, cloakroom, utility room and boot room. The first floor comprises a main bedroom with a lovely bay window showing beautiful views and en suite bathroom with shower over bath, 3 further double bedrooms, a dressing room, single bedroom and family bathroom. All the bedrooms on the first floor have built-in wardrobes. A second staircase leads up to the top floor which could be set up as a separate flat with kitchenette. We understand that mains services are connected for water, gas and electric, with private drainage.

Outside

A main feature of the property is the stunning garden, lying principally to the south side, which is well screened and very private, with a sunken paved patio area providing the perfect spot for outdoor entertaining. Attractively landscaped and well stocked with numerous shrubs, perennials and mature trees, the rear

garden is arranged over terraces leading to a large formal area of lawn and down to a vegetable plot. The property is approached via a shared paved driveway leading to a turning and parking area to the front of the house and double garage. Located within a quiet position within the garden there is also a wood sauna and hot tub.


Location

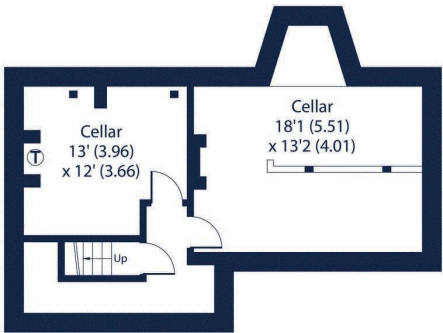
The property is situated on Quarry Road in the popular residential area of St Giles Hill and is within walking distance of Winchester High Street, approximately (0.8 mile), with its excellent range of shops, restaurants, cultural and leisure facilities. There is an extensive range of both state and private schools for all ages in the area, including Pilgrims, Winchester College, St Swithun's and Peter Symonds Sixth Form College. The mainline railway station (1.3 miles) offers access to London Waterloo (approximately one hour) and Junction 11 of the M3 provides access to the M27, A34 and A31.

Quarry Road, Winchester, SO23

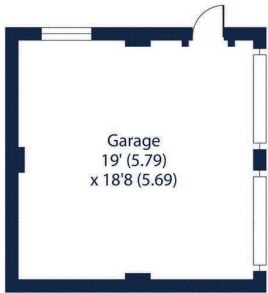
Approximate Area = 5102 sq ft / 473.9 sq m
Limited Use Area(s) = 282 sq ft / 26.1 sq m
Garage = 355 sq ft / 32.9 sq m
Total = 5739 sq ft / 532.9 sq m

For identification only - Not to scale

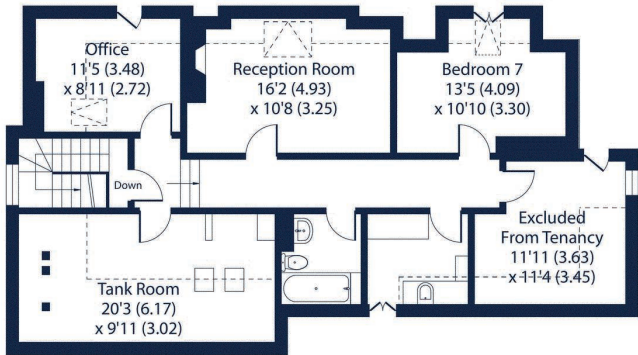
 = Reduced headroom below 1.5m



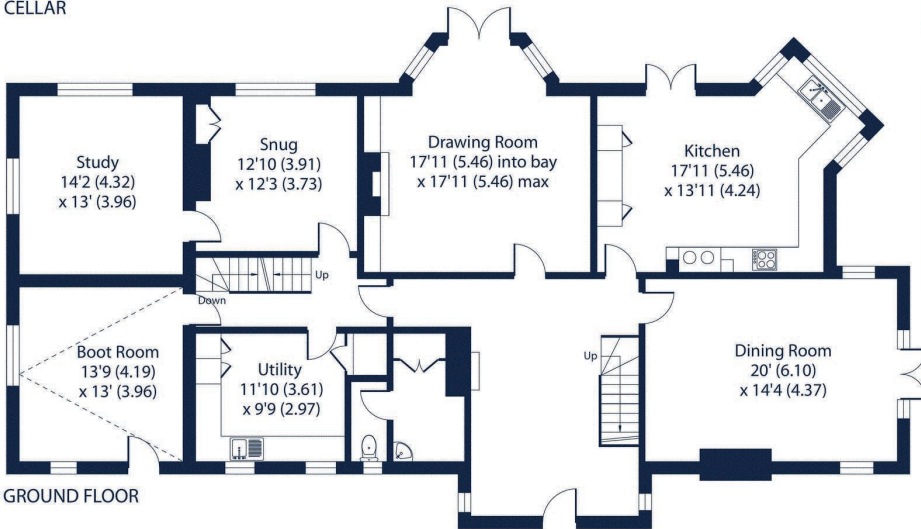
CELLAR



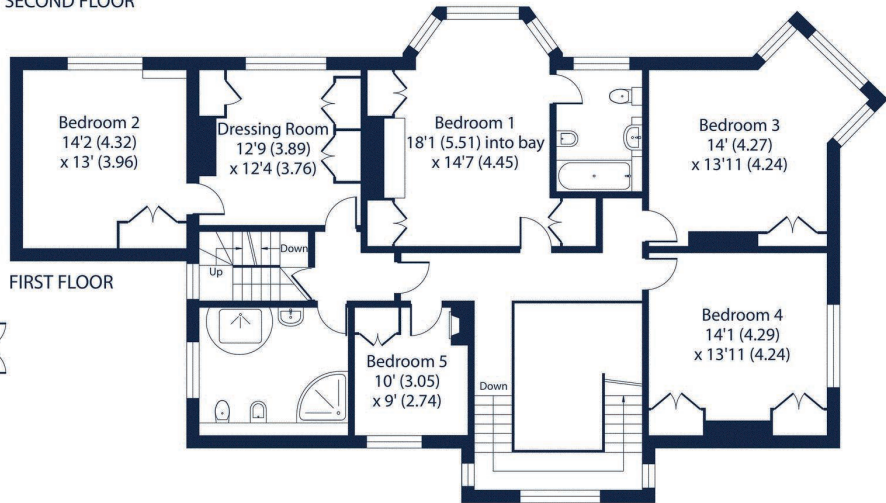
GARAGE



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom2024. Produced for Hamptons. REF: 1111852

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

