



KAI CARTER  
ESTATES

# DENSTONE HOUSE

WINCHESTER | HAMPSHIRE



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THE SPACE AND LIGHT THIS CHARMING VICTORIAN HOUSE OFFERS IS IMMEDIATELY APPARENT UPON ENTERING THE HALLWAY. THROUGHOUT THIS PERIOD PROPERTY THERE ARE LARGE ROOMS, HIGH CEILINGS AND BIG WINDOWS, BRINGING AN OVERALL SENSE OF LIGHT AND SPACE.

THE 4 RECEPTION ROOMS AND 4 DOUBLE BEDROOMS PROVIDE A GREAT BALANCE OF LIVING SPACE AND ACCOMMODATION; EACH ROOM WITH ITS OWN CHARACTER AND CHARM.

3 Bathrooms | 4 Reception rooms | Pretty, landscaped garden

Big rooms, high ceilings and large windows throughout

15 Minute walk to shops & train station | Garage + driveway parking for 2 cars





The dining room seats 12, with a large sash window overlooking an outside seating area. The windows have original wooden shutters, as beautiful as they are practical. Just off the dining room there's a study with double doors leading to a quiet terraced area and the garden beyond. This wonderfully bright room has plenty of space for a desk and shelving to create an inspiring work space.



At the back of the house is the sitting room. Triple aspect, this room is bathed in light giving it a warm, relaxing feel. There's a feature fireplace and two sets of French doors leading on to the patio and garden beyond. This room is spacious, with plenty of room for large families and entertaining.

The generous sized kitchen comes with fitted units including a 6-ring range oven, space for a table or island and a view over the leafy front aspect. Stairs lead down to the LOWER GROUND FLOOR play room. This room has natural light and can work equally well as an office or creative space. Finally, off the kitchen there's access to the garage while off the hallway there's a utility room and w.c.

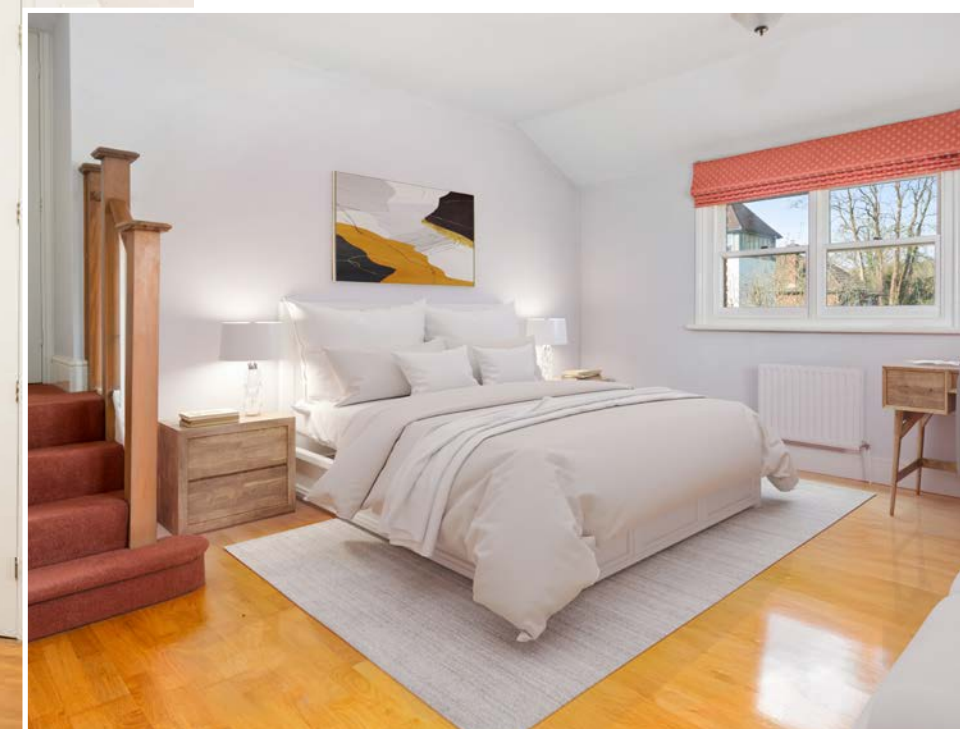






The first floor landing has a delightful nook with a high arched window overlooking the front aspect. This is an ideal reading or music area and a great example of how the Victorian era embraced open space within homes.

The main suite starts with a large double aspect bedroom leading to a walk-through dressing area lined with fitted wardrobes. From here there's an en-suite bathroom with a roll-top bath.



Bedroom 2 has plenty of space for a superking bed, seating area and desk and comes with a built-in wardrobe. This is served by the luxuriously refurbished family bathroom. With a mosaic tiled bath, large shower, recessed lit shelving and signature tall window, this room has a 'spa day' feel to it.

Bedrooms 2 and 3 are large enough to be triple bedrooms, while they work exceptionally well as double rooms with space for seating and a desk.





The top floor has two bedrooms; bedroom 3 is triple sized with double built-in wardrobes while bedroom 4 is a charming corner double room with a dual aspect. These rooms are served by a shower room.



The south facing garden begins with a patio from the sitting room, on to a lawned garden beyond, bordered with mature shrubs. There's a lovely garden room in the corner of the garden, the perfect spot to enjoy the sunshine. To the west side of the house there's a quiet seating area, while to the east there's a small terraced area leading from the study, ideal for outdoor remote working on sunny days.





## SELLER INSIGHT

We will be sorry to leave Denstone House; it has been a great family home. We have loved its central location, being able to walk into town to meet friends for coffee or drinks or go to the farmers market.

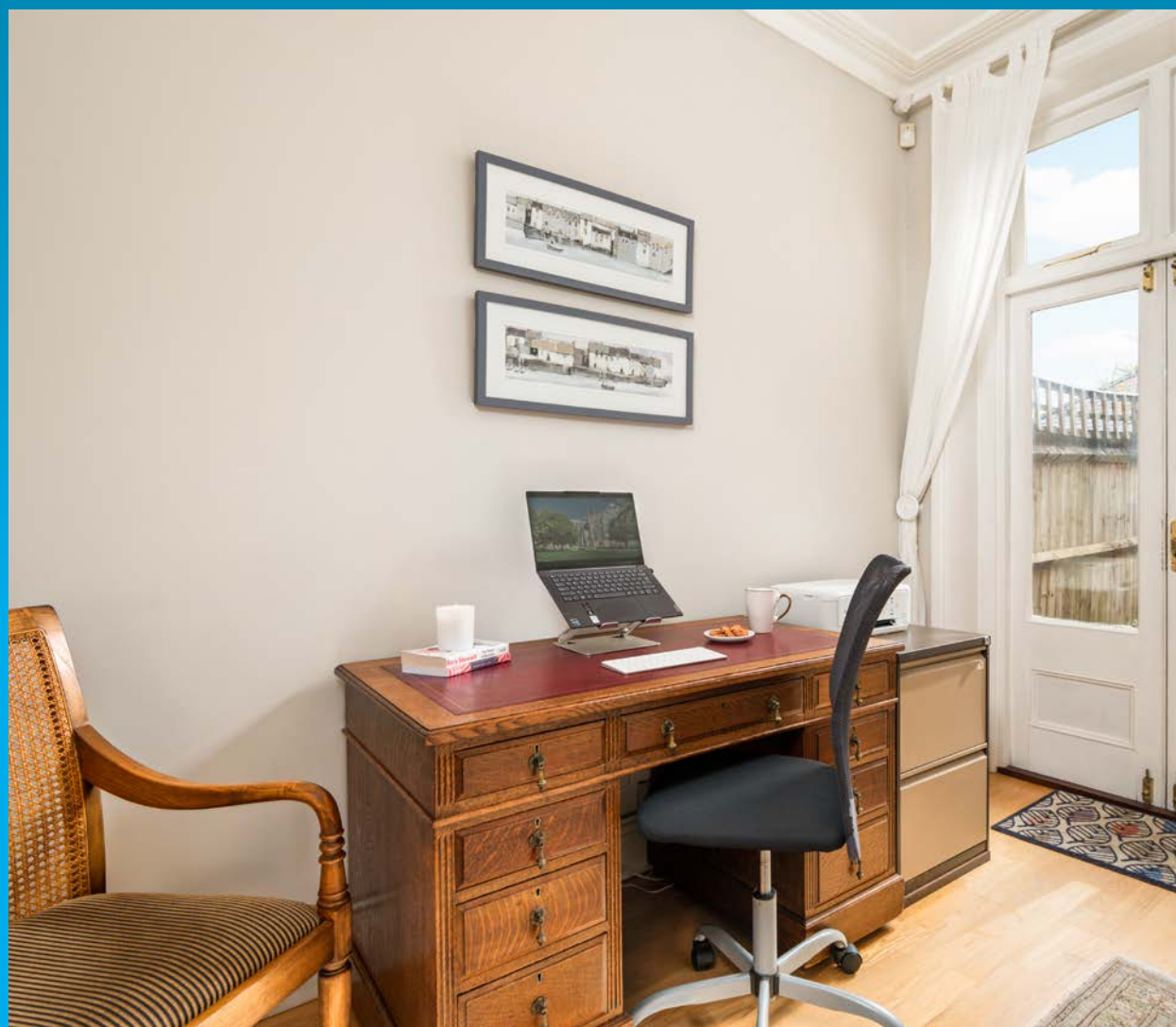
There are several routes we can take, each has its charm: the scenic stroll through the water meadows, the peaceful amble along the back streets past Winchester College or going up across the Barracks. There's also the direct route down St Cross Road. We've enjoyed having the Everyman Cinema close by and the proximity of the railway station has been handy sometimes for work but also for days out in London.

Our children have benefitted from the excellent schools in the area and the range of local amenities. They enjoyed the independence that comes from living in a small, safe city, being able to walk to sports clubs or the leisure centre with their friends.

Later, when they wanted to sample Southampton's nightlife, the late bus dropped them back at the end of the road. Our lower ground floor has been a particularly useful communal area, evolving from kid's den to cinema room as they grew.

The house has a lovely flow from the kitchen through the dining room to the sitting room and on out into the garden and we've hosted many wonderful parties over the years. The large dining room has proved fantastic, seating fourteen for Christmas. Now the time has come for us to move on we hope that Denstone gives its next owners as many happy years as us.

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THE LOCATION

Ranelagh Road is a pretty, leafy road a short walk from the heart of Winchester. This affluent cathedral city lies in the heart of the South Downs national park, offering a comfortable lifestyle with all the conveniences you could want with countryside only minutes away.

With a vast array of shops, cafes, and eateries, you're almost spoilt for choice. Small independent businesses thrive in Winchester offering up plenty of different and exciting choices. Additionally, a farmers' market is hosted on the High Street several times a week, with regular craft and antique markets.

If you enjoy history and culture you will be well looked after, as museums are in abundance, from the stunning centrepiece of Winchester Cathedral to the house of the famous author Jane Austen.

Winchester Cathedral hosts regular events including concerts, festivals, seasonal events and educational courses. The Christmas market draws visitors from far away for its beautiful setting and charming wooden huts featuring beautiful gifts from independent traders.

Winchester has a strong artistic flair with art exhibitions, book fairs, poetry festivals and the

annual Hat Fair bringing an array of creativity to this ever-vibrant city. There's also a theatre, arts centre and Everyman cinema which is just a short stroll from Denstone House.

Winchester puts a focus on natural beauty, with several parks dotted in and around the city. The Water Meadows is an easy 4 mile loop including the River Itchen, part of the South Downs Way, Clarendon Way, Wolvesey Castle, St Cross hospital, the Itchen Navigation path and St. Catherine's Hill.

Denstone House is in the catchment for several exceptional schools, including Kings School, St Faith's and Peter Symonds 6th Form College.

Winchester delivers endless opportunities for everyone, it's a real gem of a Cathedral city.



NEARBY AMENITIES



Shop  
0.3 miles



Restaurant  
0.7 miles



Pub  
0.2 miles



Gym  
1 mile



Primary school  
0.4 miles



Secondary school  
1.3 miles



Doctor  
0.5 miles



Train: Winchester  
0.9 miles  
Reaching London in  
1 hour



Motorway: M3  
2 miles



Bus Stop  
200 feet



FLOOR PLAN



Approximate Gross Internal Floor Area = 3185 sq.ft / 295.90 sq.m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. © Elements Property. All enquiries must be directed to the agent, vendor or party representing this floor plan.

EPC Rating: D

**Agents notes:** All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



