



## ST CROSS ROAD

**Winchester - SO23**  
**£2,500,000 - £2,750,000**  
**Guide Price**

This fabulous eight bedroom double fronted detached Edwardian villa close to Winchester city centre combines period elegance with contemporary flair. Set back from the road behind a paved front garden, it has a lovely, landscaped back garden with a garage, store, and studio.

### INTRODUCTION

Located just half a mile south of the city centre in the desirable St Cross area, this prestigious property offers over 5,000 square feet of space including outbuildings, with the house itself comprising 4,884 sq ft of accommodation set over four floors. The distribution of space and the layout are ideal for modern living, with the ground floor having the by far largest area, and the rooms ranging from the more traditional to open plan

8 Bedrooms  
4 Bathrooms  
5 Receptions  
Detached  
Freehold  
CT band: G  
EPC rating: D

**by appointment only**  
**tom@thomasjameskw.com**  
**020 8226 0068**



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## GROUND FLOOR

The property is impressive, with a grand carriage-style front behind a low brick wall, symmetrical mature planting, and gated side paths to the rear garden. Stone steps lead up to the outer double front door, and the internal porch opens into a grand central hallway. Two large traditional reception rooms with fabulous period features lie to each side; a library and TV room to the right, and a sitting room and music room to the left. The latter has Gothic double doors that open into the dining room where a wide, open doorway leads to the capacious kitchen/breakfast room. There's also a WC and utility room on this floor, and stairs down to the basement.

This simply stunning kitchen extension is the hub of the home. Measuring c.30ft by 17 it easily accommodates a spacious dining area and a beautiful kitchen with bespoke wood cabinets and worktops, integrated appliances, and a range-style stove. With open eaves and a central lantern roof it's flooded with daylight, and white walls and natural wood create a calm ambience. Connected to the hallway, dining room, and west-facing garden terrace, it's an excellent place to relax or entertain.



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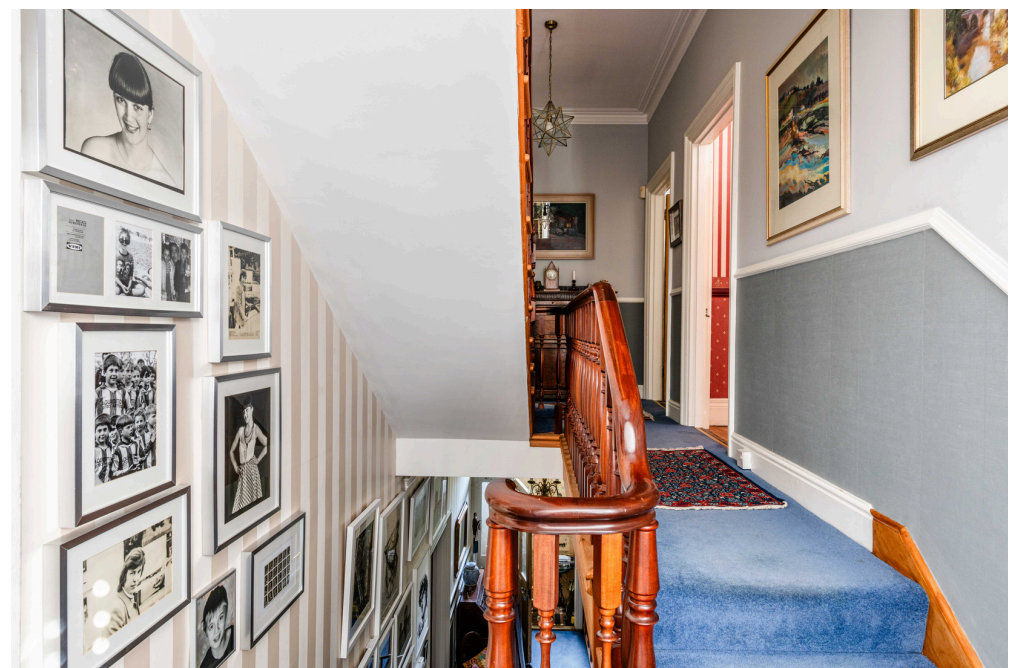
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## UPPER FLOORS

An elegant staircase with oak balustrades leads up to the upper two floors, where there are eight bedrooms (including six doubles) and four bathrooms. The first floor is home to five bedrooms and three bathrooms, with a further three bedrooms and one bathroom on the second (loft) floor. All rooms are decorated to an impeccable standard.

The standout spaces on the first floor are two principal front bedrooms. Both have bay windows with plantation shutters and the main bedroom has bespoke wardrobes and a charming en suite bathroom. The main bathroom on this floor is huge and full of character with fully tiled walls in a striking blue, a built-in bath, shower, double sinks and a bidet. There is a third double bedroom and two single bedrooms, one of which has an en suite shower room.

The second (loft) floor comprises three further double bedrooms and a bathroom with a separate bath and shower. The largest of the bedrooms is built into the eaves and has Velux windows and built-in eaves storage.





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## GENERAL

The property is exceptionally stylish and unique, with a generous period proportions wealth of original features throughout, such as wood floors and doors, ceiling roses and cornicing, sash windows, and ornate fireplaces, and contemporary fixtures and fittings including bespoke cabinetry, and high-quality appliances and ironmongery.

## OUTSIDE

Outside, the 80ft rear garden has been thoughtfully landscaped with a large paved terrace, a covered dining area, and a lovely lawn surrounded by mature planting. A wide covered path, shaded by a grapevine-clad pergola, leads up to the garden studio/store/garage. This substantial brick building features attractive arches and has gated access from the road behind the property that runs parallel to St Cross Road.



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## Links

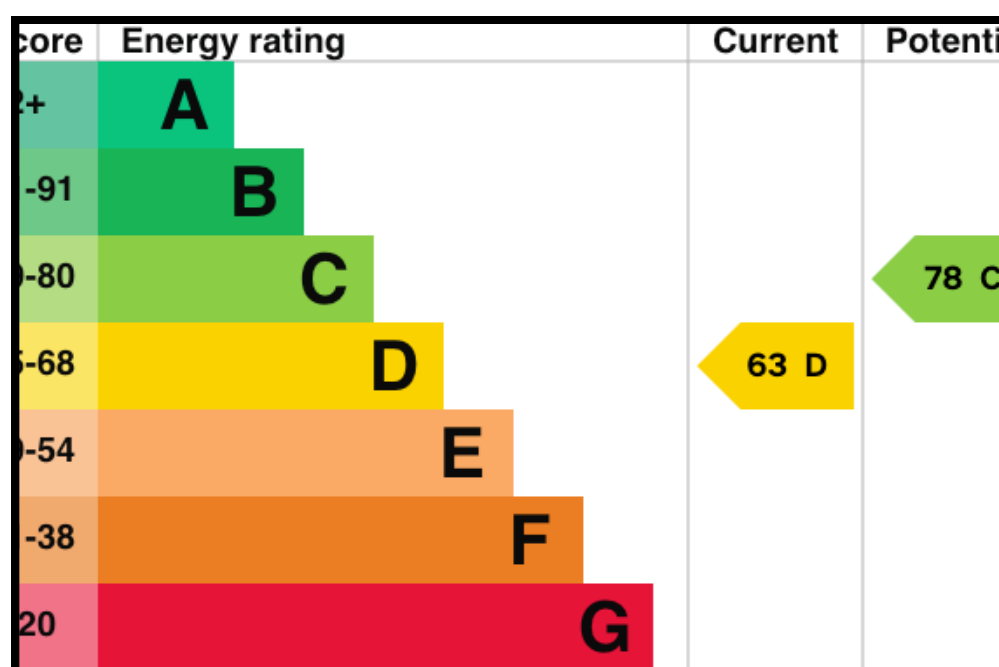
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Ground Floor  
179.42 sq.m. (1931.26 sq.ft.) approx.

First Floor  
133.62 sq.m. (1438.27 sq.ft.) approx.

Second Floor  
117.06 sq.m. (1260.02 sq.ft.) approx.



**TOTAL FLOOR AREA : 489.90 sq.m. (5273.24 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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