

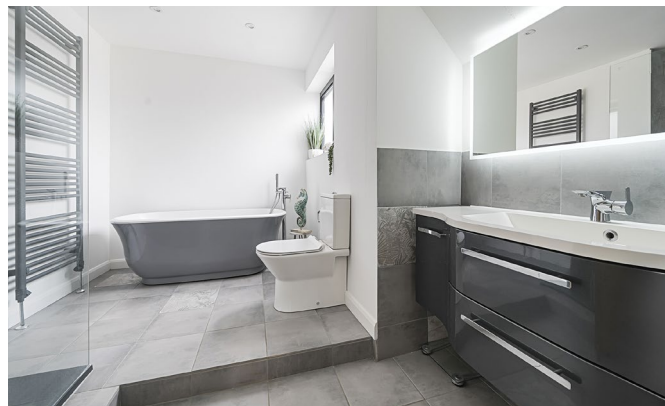


Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

2, MAIN ROAD, WINCHESTER SO22 6PS

Guide Price £2,450,000

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Lavish & Luxurious

CONTEMPORARY LIVING AT ITS FINEST - A LAVISH AND LUXURIOUS SIX BEDROOM RESIDENCE WHICH EXUDES SPACE, EXTRAVAGANCE - APPROACHING 5000 SQ.FT ON 0.5 ACRE PLOT.

The property is situated in an enviable and idyllic location on the edge of a sought after village. Surrounded by awe-inspiring countryside yet within easy walking distance to an array of amenities, outstanding schools and only a short distance from the mainline station and the wonderful City of Winchester. Set in an exclusive and tranquil setting within a 0.5-acre plot, this recently refurbished architectural triumph approaching 5,000 sq. ft of luxurious living space is arranged elegantly across three floors. Designed to the highest specification, this fabulous six-bedroom residence seamlessly combines cutting-edge contemporary design with timeless elegance, natural beauty, and exceptional comfort. This exquisite home awakens the senses with extensive open space, a stylish interior and is flooded with natural light. The abundance of glazing cleverly positioned throughout the property enables one to experience from every window an opportunity to sit, be still and immerse yourself in the beautiful and serene surroundings. The current owners have undertaken a labour of love over the last year to extend, develop and refurbish the property to an impeccable high standard with true artistry, transforming this exceptional residence and garden into a home that is truly unique.

GROUND FLOOR

A welcoming vaulted reception hall with galleried landing greets you into this beautiful home, a stunning introduction, bathed in natural light and impeccable finishes, including a handsome solid oak with glass accents staircase, which sets the tone and refinement that continues throughout this special property.

One of the many highlights of this amazing home is the extensive and lavish kitchen/breakfast/dining room/ living area which enjoys, underfloor heating, five Velux windows and five sets of sliding doors offering all aspects of appealing views over the palatial gardens with access to the sunset terrace and the sweeping veranda, ideal for entertaining and alfresco dining. A focal point in the kitchen area is the stylish, modern dual aspect bioethanol fireplace, a perfect space for unwinding and entertaining whatever the season. It also showcases a bespoke built-in floor wine cellar with a striking walk-over glass door; this unique feature combines luxury with functionality. Set seamlessly into the floor, the cellar provides storage for an impressive wine collection while doubling as a statement piece within the living space.

The toughened walk-over glass door not only allows a captivating view of the illuminated bottles below but also serves as a contemporary design focal point, blending elegance and practicality. Perfect for entertaining and for wine enthusiasts alike, it transforms the collection into a true centrepiece of the home.

There is a contemporary kitchen with fitted appliances, an instant boiling water tap and a large, sleek central island with bar seating. A separate, useful utility room and pantry combine to make this area more than practical for family life.

The stunning sitting room is bathed in natural light, making it a truly special place to sit whatever the weather or time of day and the separate study is the ideal workspace, offering a calm, private environment away from the main living areas. This magnificent home really has its own exclusive living environment, ensuring one can enjoy an oasis of calm and serenity.

Additionally, the home uniquely offers a boot/laundry room with a bespoke ensuite dog shower and WC, a versatile reception room that would be the ideal gym/ bedroom six with an ensuite shower room, a stylish cinema/play room, a practical store room and a separate WC, all perfect spaces for entertainment, work or leisure.

FIRST FLOOR

The first floor continues to amaze with four good sized double bedrooms, each with their own stylish charm and wonderful countryside views with bedroom three benefitting from a contemporary ensuite shower room. The enviable, grand principal bedroom benefits from its own desirable dressing room, stylish modern four-piece bathroom and a charming balcony, perfectly positioned to take full advantage of the glorious countryside views. Generous in size, it provides ample space for seating, creating an idyllic spot to enjoy morning coffee, evening sunsets, or simply to take in the peaceful, appealing surroundings. An additional stylish family shower room completes this floor.

SECOND FLOOR GUEST SUITE/ANNEX RETREAT

The second floor hosts a spacious adaptable fifth bedroom/guest suite beautifully lit by dual Velux windows that flood the room with natural light, complementing this is a well-appointed shower room, creating an ideal private retreat within the home.

GARDENS AND PARKING

Secluded and private, the property is in the perfect location for experiencing the wonder of nature and is a haven for wildlife. The residence sits within an approximately 0.5-acre plot and will fill you with joy with its all-year-round colour and scent, wildlife and an impressive twenty metre Millboard veranda that offers outside lighting complimenting the entertaining space by lighting up the trees and shrubs even on the darkest of winter evenings. The expansive car port with electric car charging points and driveway provide ample parking, the mature garden is a dream come true for a garden enthusiast or anyone who enjoys harmonious surroundings, within the gardens there is also a versatile summer house/studio.

This extraordinary property offers a rare opportunity to own a home of distinction, opulence, and fine workmanship, where every detail has been thoughtfully curated to provide a truly exceptional home and lifestyle.

LOCATION

The property is located in a desirable position on the outskirts of a thriving village on the northern fringe of Winchester and about two miles northwest of Winchester City Centre. At the heart of the village are the recreation grounds and the popular Running Horse public house. There are extensive sports and leisure facilities in Littleton, together with the Memorial Hall which provides a venue for many local activities. Winchester has many national retail chains and is home to an array of independent boutique shops and eateries and an impressive farmers market. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally, however, the capital is commutable within the hour, using Southwestern Railway connections to London Waterloo and Southampton's international airport granting air travel for those seeking further destinations.

Schooling in the area is excellent, with a broad selection of private or comprehensive education. The property is within catchment for Sparsholt Primary School and Westgate Secondary School. There are plenty of other choices including Kings' School, St Swithun's, Princes Mead, Winchester College, Pilgrims, and Peter Symonds sixth form college.



KEY INFORMATION

- Awe-inspiring, Contemporary And Captivating Residence
- Six Double Bedrooms
- Lavish And Stylish Open-Plan Living
- A Luxurious Four Piece Bathroom And Five Opulent Shower Rooms
- The Epitome Of Innovative Design, Exceptional Quality Craftsmanship/approaching 5000 Sq Ft
- Beautiful, Private Palatial Rear Gardens, Set Within A 0.5 Acre Plot
- A Substantial Car Port With Car Charging Points
- A Versatile Summer House/Studio
- A Tranquil And Serene Setting
- Catchment Area For Sparsholt Primary And Westgate Secondary School

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

PROPERTY INFORMATION

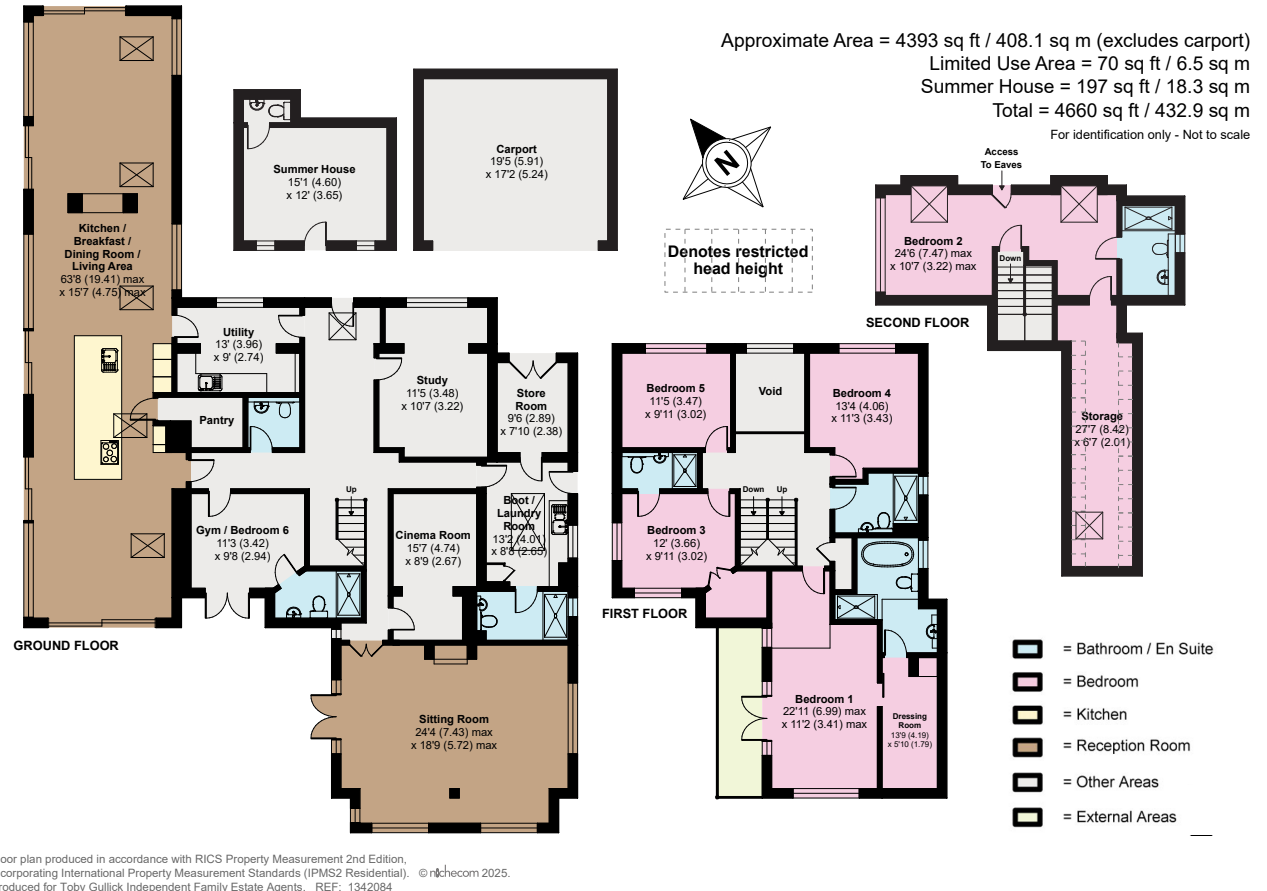
Tenure – Freehold

Local Authority – Winchester City Council

Council Tax – Band G

EPC - C

Main Road, Winchester, SO22



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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All information is correct at the time of going to print.

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