



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

Sleepers Hill, Winchester, SO22

Guide Price £1,800,000

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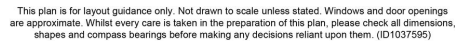


**STRIKING, ULTRA LUXURIOUS AND PALATIAL SIX BEDROOM
DETACHED RESIDENCE IN PRIME SLEEPERS HILL LOCATION IN
WINCHESTER**

Set in one of Winchester's most coveted locations, this exceptional six-bedroom contemporary home boasts in excess of 6,000 sq. ft of beautiful accommodation, arranged as three main wings and a three storey tower, offering an enviable blend of architectural excellence, opulence, and intelligent design. A welcoming entrance hall introduces this impressive home and leads into a light-filled sitting room and a magnificent and superior 30ft kitchen/breakfast room, a Chef's dream, complete with sleek cabinetry, premium fitted appliances including a Wolf oven, Sub-Zero fridge freezer, walk-in larder, and benefits from an additional preparation kitchen. A lavish central island with bar seating anchors the space, which transitions seamlessly onto an expansive courtyard garden, perfect for alfresco dining and sophisticated entertaining. The specification is exemplary throughout, featuring underfloor heating, electric blinds, a full home music system, CCTV, and floodlighting, all easily managed via an integrated touchscreen control panel. A generously proportioned family room with a contemporary gas fire and an elegant formal dining room, both opening directly onto the courtyard, enhance the home's effortless indoor-outdoor flow. A charming cedar-framed loggia/conservatory wraps around the dining room, filling the air with the natural aroma of cedar wood and creating a tranquil, cosy retreat for relaxation. Completing the ground floor level is a utility room, cloakroom, and a lift accessing all floors, combine to make this area the ultimate in richness but also most practical for modern family living. The first floor provides a snug with a contemporary gas fire, a truly special place to sit whatever the weather or time of day creating the ideal retreat to cosy up and escape the world. A dedicated office, and five beautifully styled bedrooms. Bedrooms three, four, and five each enjoy their own en-suite shower rooms, while bedrooms two and five benefit from appealing private balconies. Bedroom six offers excellent eaves storage, and an expansive, superb family bathroom with the luxury of twin basins and a bidet. The second floor features an enviable dressing room and a further contemporary high end four-piece bathroom, offering exceptional flexibility for family or guests. The third floor reveals a stunning principal bedroom suite offering its own en-suite WC, creating a tranquil and elevated sanctuary.



Approximate Gross Internal Area
Main House = 517.4 sq m / 5569 sq ft
Garage = 59.8 sq m / 644 sq ft
Total = 577.2 sq m / 6213 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(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

