



**Stoneycroft, George Eyston Drive, Winchester, SO22 4PE**  
Guide Price £1,850,000 Freehold



## Sleepers Hill, Winchester

5 Bedrooms, 5 Bathrooms

Guide Price £1,850,000

- Elegant family home in exclusive location on Sleepers Hill
- Gracious and welcoming hallway
- 28' Kitchen/living room/dining room with wall of bifold doors to garden
- Sitting room with bespoke cabinetry and limestone fireplace
- Luxurious principal bedroom suite with dressing room and bathroom
- Three further double bedrooms, two with ensuite shower rooms, and family bathroom
- Studio room/annexe with ensuite shower room
- Double garage with power, light and remote controlled electric doors
- Electric car charging point
- Secluded low maintenance garden
- Mains services and private drainage
- EPC B, Council Tax band G





## STONEYCROFT, GEORGE EYSTON DRIVE, SLEEPERS HILL

Elegant family home, built by Alfred Homes and designed by the renowned Winchester architect, the late Huw Thomas. It is set in the heart of Sleepers Hill, tucked away and secluded, with the main house enjoying four double bedrooms, four bathrooms, plus the added benefit of a self contained studio annexe running across the top of the double garage.

The front door opens into a gracious and welcoming hallway fitted with a wealth of shoe and coats cupboards, and featuring a sweeping staircase with oak oval handrails, French polished to match the oak flooring on the ground floor. However, your eye is immediately drawn straight through to the impressive and beautifully presented living/kitchen/dining room, which runs the width of the property, with full length bifold doors leading out to the garden.

This kitchen/breakfast room is clearly the hub of this home with ample space for a large dining table, and sofas. It has been fitted with hand painted shaker style cabinetry under a stone worktop. There is a deep centre island and breakfast bar built in a contrasting finish, fitted with a ceramic sink, featuring a Quooker Fusion tap, and there is a wealth of Miele appliances, Falcon range cooker and full length wine fridge. Further bespoke cabinetry includes a specially designed media unit, creating a comfortable living room area, and the room is further enhanced with glorious chandelier lighting over the centre island and dining table area. The bifold doors have each been fitted with electric roller blinds, and there is a deep remote controlled awning which stretches the depth of the garden terrace, shielding the kitchen from sunshine when required.





The study, on the ground floor, has been fitted with a wall of shelves and cupboards, and has windows to the front and side of the property. There is a spacious cloakroom, and useful utility room, which has a side door to the drive.

On the first floor, there is a charming galleryed landing enhanced by a striking cascading chandelier illuminating the centre of the property from the ground floor to the 2nd floor.

From here, glazed double doors lead to the sitting room, which has been fitted with further bespoke cabinetry from Charles Yorke, and featuring illuminated glass cabinets and a fitted bar area with refrigerator. A deep window seat has been created with further bookshelves to either side, under a large sash window. However the focal point of the room is the striking limestone fireplace fitted with a gas effect fire.





**PRINCIPAL BEDROOM SUITE:** Wooden double doors lead into the principal bedroom which has a large dressing room beautifully fitted with floor to ceiling hanging, shelving and drawers. The owner has added a 'floating wall' behind which is an additional wall of wardrobes and dressing table area. The luxurious bathroom has a large walk in shower, free standing roll top bath, and double basins inset into a vanity unit. There is also a further double bedroom, and large bathroom with fitted linen cupboard on this floor.





**SECOND FLOOR:**

On the second floor, the landing opens to two double bedrooms.

Each bedroom has fitted wardrobes and contemporary shower rooms.





### ANNEXE/STUDIO ROOM

Large studio room/annexe with shower room, ideal for guest accommodation, home office or games room.





#### **GARDEN AND EXTERNAL AREA:**

Outside, double electric wooden gates open to the driveway, and ample parking areas.

The driveway leads down to a pair of garages, which have remote controlled electric doors, and fitted with power and light. In front of the garages is a deep paved area, ideal for playing basketball, and also has an electric car charging point.

The rear garden has been landscaped to be as low maintenance as possible, from where there are steps leading up to a large studio room/annexe.

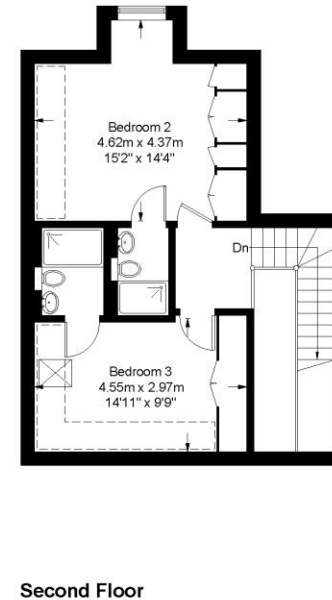
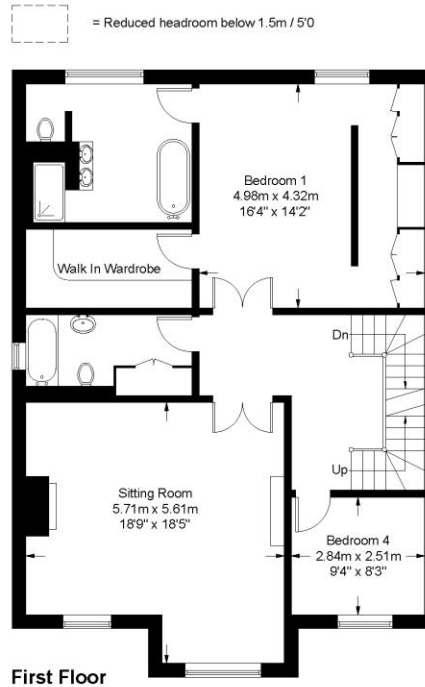
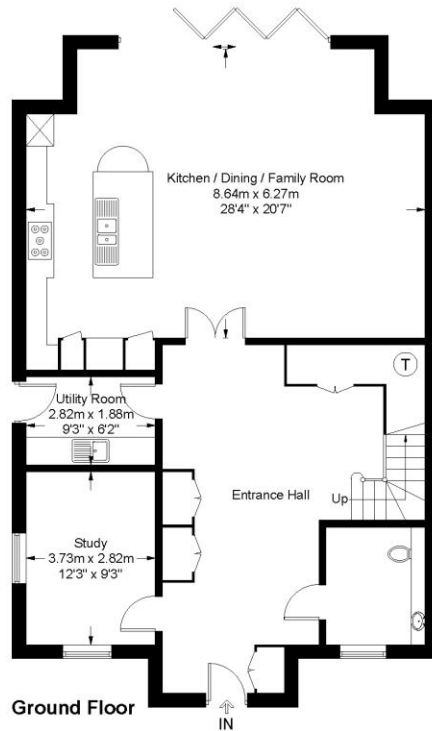
#### **USEFUL INFORMATION:**

Built in 2017 by Messrs Alfred Homes  
 Security cameras, alarm system, and Sonos sound system installed  
 Solar photovoltaic panels installed.  
 Zoned underfloor heating throughout ground and first floors, and ensembles on 2<sup>nd</sup> floor.  
 Mains electricity, gas and water. Private drainage.  
 EPC rating B, Council Tax band G

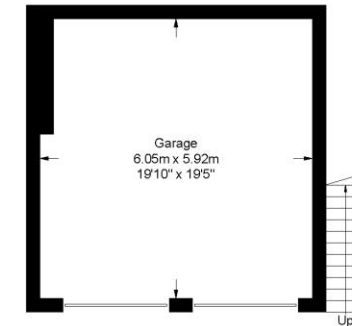




Approximate Gross Internal Area = 299.7 sq m / 3226 sq ft  
 (Including Annexe / Studio)  
 Garage = 35.7 sq m / 384 sq ft  
 Total = 335.4 sq m / 3610 sq ft



(Not Shown In Actual Location / Orientation)



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
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