



**54 Quarry Road, Winchester, SO23 0JS**  
Guide Price £1,750,000 Freehold



## 54 Quarry Road, Winchester

5 Bedrooms, 3 Bathrooms

Guide Price £1,750,000

- Beautifully extended family home with far reaching views
- Exquisite living/kitchen/dining room with wall of doors and windows to garden
- Sitting room and study
- Galleried landing overlooking hallway below
- Principal bedroom with fitted wardrobes and ensuite shower room
- Four further double bedrooms and family bathroom
- Southerly facing rear garden and plot of almost half an acre
- Current (and recently expired) further planning permissions
- In catchment for All Saints and Westgate Schools
- Walking distance to St Swithuns School, Winchester College and Pilgrims School.
- EPC Band B, Council Tax Band G



## **54 QUARRY ROAD, WINCHESTER, SO23 0JS**

Beautifully extended contemporary family home set in almost half an acre plot, and with enviable far reaching views across to the South Downs.

The welcoming hallway leads to all main downstairs rooms. However, your eye is immediately drawn through to the living room/kitchen/dining room which has underfloor heating and has been exquisitely extended to create a stunning living space, infused with light from a wall of glass and doors overlooking the gardens and far-reaching views into the distance beyond.

The Searle and Taylor kitchen has been imaginatively designed with bespoke cabinetry to incorporate different materials offering a contemporary Scandi-theme with deep centre island under pendant lighting, offset with modern units to give a wonderfully restful theme throughout.

There is a wealth of fitted appliances including two Miele ovens, induction hob with integrated extractor fan, two dishwashers, a Quooker tap, wine fridge, and full length Siemens fridge and Liebherr freezer. The kitchen area flows around into the dining area and into the large living room/playroom area which has an open chimney ideal for woodburning stove.





**HALLWAY, SITTING ROOM/SNUG AND STUDY:**

From the hallway, is the sitting room/snug, with charming bay window overlooking the front garden.

Across the hall, is a large study, also overlooking the front garden, fitted with a desk area with a wealth of attractive shelving and cupboards.

**UTILITY/SHOWER ROOM AND CLOAKROOM:**

There is a cloakroom, and large shower/utility room fitted with numerous cupboards and features stylish pull down drying racks. There is space and plumbing for a washing machine and tumble dryer, and a walk in shower.





**PRINCIPAL BEDROOM:** The Principal Bedroom overlooks the garden, and benefits from two double wardrobe cupboards.

From here, a door leads into the recently refitted shower room which features a large walk-in rainfall shower, and basin inset into an attractive vanity unit.





**FIRST FLOOR LANDING:** An attractive and galleried landing leads to all bedrooms. In addition to the Principal Bedroom, there are four further double bedrooms, most of which have built in wardrobes.



**FAMILY BATHROOM:** The luxurious family bathroom has been beautifully fitted with an attractive soft curved edged bath, with a large rainfall shower and folding glass panelled screen, with attractive inset shelf, all within beautifully designed herringbone patterned tiling.

There are twin basins, with black powder coated contemporary taps, and inset into bespoke cabinetry.





**REAR GARDEN:** Outside, the plot is just under half an acre with the rear garden having a porcelain paved terrace leading onto a large expanse of lawn, with shrub borders to either side. Beyond the gardens there are enviable and far reaching views across to the South Downs.

**LOCATION:** The property is located within walking distance of the City centre in the area of St Giles Hill, where there are superb walks and views across to Winchester Cathedral.

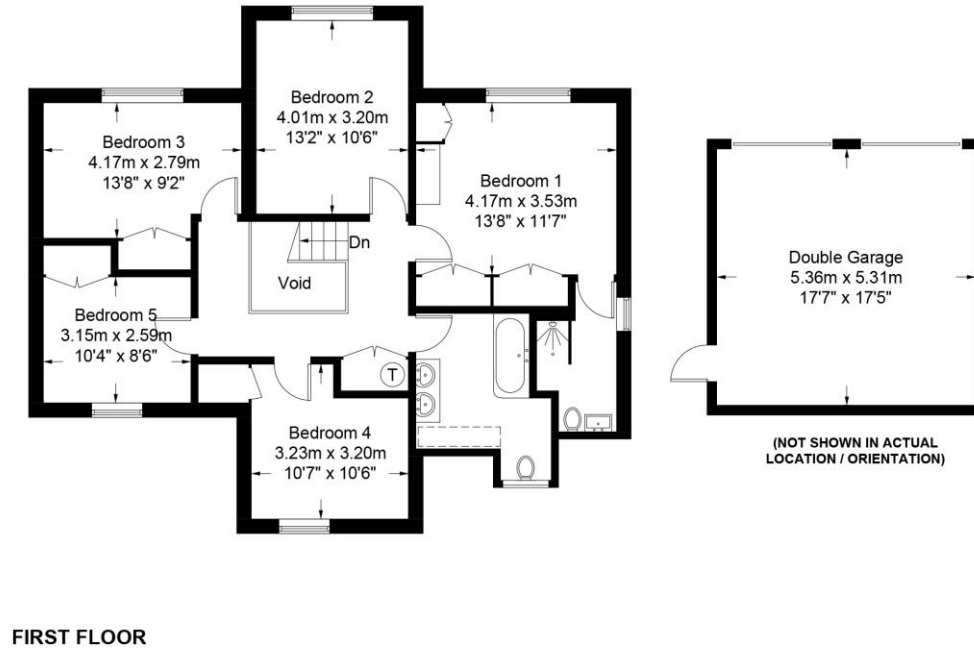
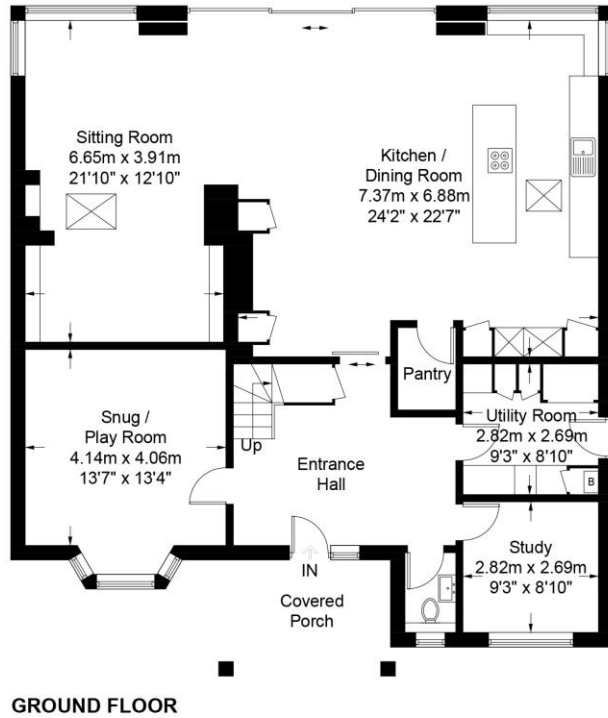
**SCHOOLS:** All Saints CofE Primary School is nearby, and the house also falls within catchment of Westgate Senior School and Peter Symonds 6th form college. The house is beautifully located for an easy walk to both St Swithuns Girls School and both Pilgrims and Winchester College. Twyford and Princes Mead Preparatory Schools are also just a short drive away.

**SERVICES:** All mains services are connected.

**SOLAR PANELS:** The property has solar panels on the roof, which offset much of the electricity costs at the property, and the surplus of which is paid at an enviably high rate from the grid.

**PLANNING PERMISSIONS:** There is existing planning permission for replacement of the front bay window, recladding of the front of the property and to enclose the open porchway to make a larger entrance hallway within planning permission granted for this and the ground floor works (part of which has now been completed) 21/00550/HOU or PP-09570772. In 2020, the owners were granted planning permission to develop the double garage to the front of the property to create an annexe. Whilst this date has now expired, it could potentially be reapplied for by a future buyer. Winchester City Council reference 20/00471/hou or ref PP-08554780.

Approximate Gross Internal Area = 225.7 sq m / 2429 sq ft  
 Double Garage = 28.3 sq m / 305 sq ft  
 Total = 254 sq m / 2734 sq ft (Excluding Void)



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