



Brooklands, Sleepers Hill, Winchester, SO22 4PE
Guide Price £1,950,000 Freehold

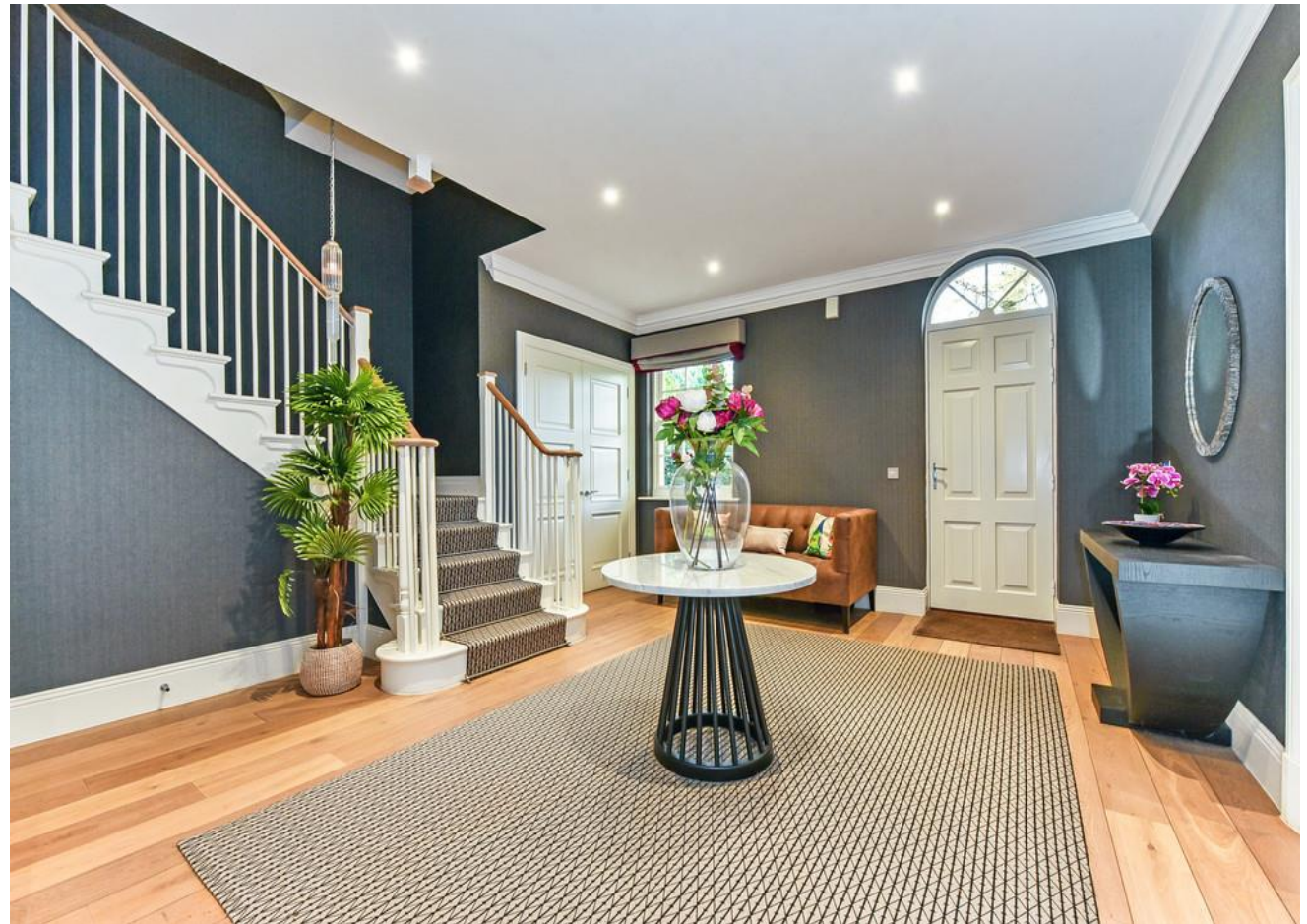


Brooklands, Sleepers Hill

4 Bedrooms, 4 Bathrooms

Guide Price £1,950,000

- Elegant family home in exclusive location
- Gracious entrance hallway with sweeping staircase
- Spacious living/kitchen/dining room with doors bifold doors to garden
- Study, two cloakrooms, and utility room
- Principal bedroom suite with walls of wardrobes and sumptuous ensuite bathroom
- Guest Bedroom with wardrobes and ensuite shower room
- Two further double bedrooms each with wardrobes and ensuite shower rooms
- Secluded low maintenance southerly facing garden beautifully illuminated with uplighters
- Electric gates and remote-controlled garage door
- Underfloor heating to ground and first floor
- Alarm and Sonos sound systems
- Mains gas, electric, water, private drainage
- Solar Panels, EPC B, Council tax G





BROOKLANDS, GEORGE EYSTON DRIVE, WINCHESTER, HAMPSHIRE, SO22 4PE

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, enjoying four double bedrooms each with ensuite bathrooms. and fitted wardrobes.

The front door opens into a gracious and welcoming hallway fitted with two large double cupboards, and featuring a sweeping staircase with oval oak 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 bifold doors leading out to the garden, and a side door to the utility room.

This kitchen/dining/family room is clearly the hub of this home with ample space for a large dining table, and sofas. It has been fitted with a wealth of Miele appliances, Falcon range cooker and full-length wine fridge. There is hand painted shaker style hardwood cabinetry by Charles Yorke, under a stone worktop, featuring a deep centre island with room for four large stools creating an ideal breakfast area, fitted with a ceramic sink featuring a Quooker Fusion tap, sitting under a trio of pendant lights separating the cooking area from the living and dining areas. Further bespoke cabinetry by Charles Yorke includes a specially designed media unit, creating a comfortable living room area.

The study on the ground floor, has been fitted with a wall of shelves and cupboards by Charles Yorke, and has windows to the front and side of the property. There is a spacious cloakroom, and useful utility room, which leads into the garage.





FIRST FLOOR: On the first floor, there is a charming galleried landing enhanced by a striking lighting 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 with further bookshelves to either side of the striking limestone fireplace fitted with a gas effect fire, and overlooks the garden.

The landing leads to the Principal Bedroom, cloakroom, and to the Guest Bedroom (bedroom two).

GUEST BEDROOM: This is a wonderful double bedroom, with a wall of wardrobes, double windows overlooking the front of the property, and a contemporary ensuite shower room.





PRINCIPAL BEDROOM SUITE: The landing leads into the principal bedroom which has large sash windows overlooking the south facing garden.

There are two walls of wardrobes which lead to the sumptuous bathroom which features a generous walk-in shower, free standing roll top bath, oversized basin inset into a vanity unit.





SECOND FLOOR:

On the second floor, the landing has a large linen cupboard and leads to two further double bedrooms.

Bedroom three benefits from fitted wardrobes and a large ensuite bathroom, fitted with a rainfall shower over the bath, recessed illuminated mirror and shelving, and basin inset into modern wooden cabinetry.

Bedroom four has two gable windows overlooking the gardens, fitted wardrobes and an ensuite shower room, with basin inset into a contemporary vanity unit, and recessed illuminated mirror and shelving.





GARDEN AND EXTERNAL AREA:

Outside, double electric wooden gates open to the driveway, and ample parking area and an Anderson electric car charging point, leading to the garage, which has a remote controlled electric door, fitted with power and light, and has an internal door into the house via the utility room.

The rear garden has been landscaped to be as low maintenance as possible, with deep paved terraced areas interspersed with raised beds filled with plants for all year round colour, an irrigation system to all borders, and beautifully lit with uplighters to the bushes and trees to both front and rear gardens, To the side, there is an area with artificial lawn, leading to the side door to the utility room.

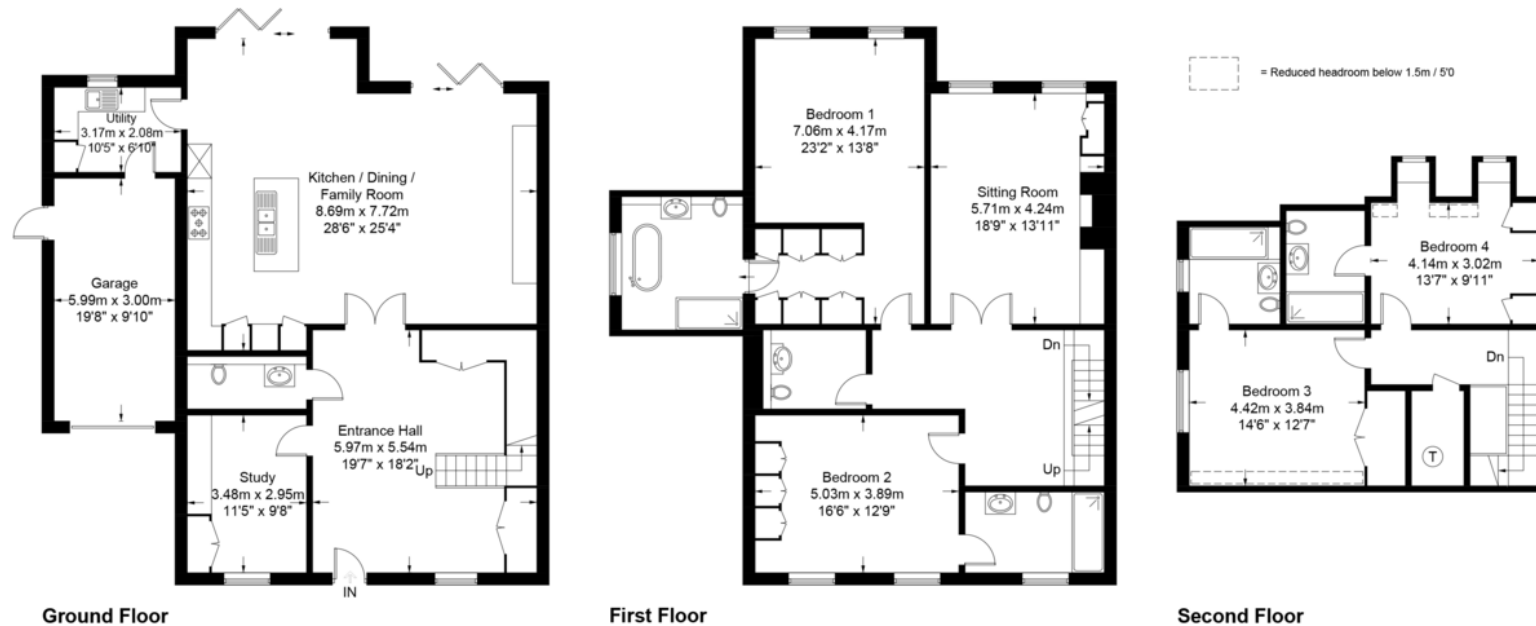
USEFUL INFORMATION:

Built in 2017 by Messrs Alfred Homes
Alarm system, and Sonos sound system, and solar photovoltaic panels installed
Bespoke Charles Yorke Cabinetry throughout the property
Zoned underfloor heating throughout ground and first floors, and ensembles on 2nd floor.
Mains electricity, gas and water. Private drainage.
EPC rating B, Council Tax band G





Approximate Gross Internal Area
315.8 sq m / 3399 sq ft (Including Garage)



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