



**Rothiemurchus, St Cross Road, Winchester, SO23 9RX**  
Guide Price £2,500,000 Freehold

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## Rothiemurchus, St Cross, Winchester

6 Bedrooms, 3 Bathrooms

**Guide Price £2,500,000**

- Delightful six bedroom detached late Victorian family home
- Very rare find in sought after St Cross with gardens and grounds of approx. 2.7 acres
- Beautifully fitted kitchen/breakfast room under glass lantern ceiling with doors to garden
- Four reception rooms
- Principal bedroom with enviable far reaching views to the South Downs
- Three further double bedrooms, three family bathrooms, and two attic bedrooms
- Study, larder and utility room, boot room and cloakroom.
- Expansive rear gardens with terraces, lawns, and vegetable gardens, running down to fields
- Further fields and paddocks of approx. three acres available by separate negotiation (Lot 2)
- Generous driveway parking with car port



## ROTHIEMURCHUS, ST CROSS, WINCHESTER, SO23 9RX

One of the most prestigious houses in this highly sought after area, Rothiemurchus is a charming Victorian villa, from 1895, which has been extended and improved by the current owners, whilst retaining many of its original features.

Screened by mature trees and a laurel hedge, the property is approached via stone steps from the drive. This opens into a porch and the internal door gives access to the cloakroom and main hallway from which all the principal rooms are reached.

The centre of the house is formed by the dining room and the sitting room, through which the hallway passes and the open aspect allows light to flood through from one room to the other. Both rooms have fireplaces under magnificent Victorian mantelpieces and the sitting room has doors opening to the first garden terrace. The drawing room, as the principal reception room, enjoys a dual aspect with a fine bow window overlooking the gardens and a feature fireplace with a carved surround.





Two shallow steps with original brass protectors lead to the extended kitchen area, set within a fabulous 'David Salisbury' orangery flooded with light and featuring numerous fitted cupboards and workspaces, with modern appliances and a range cooker. The room is spacious enough for both family dining and informal entertaining with double doors opening onto the terrace.

A hidden doorway leads to a boot room with doors to the family/games room and the garden.

Further rooms downstairs include the former breakfast room, now a charming study, a walk-in larder and a substantial utility room.

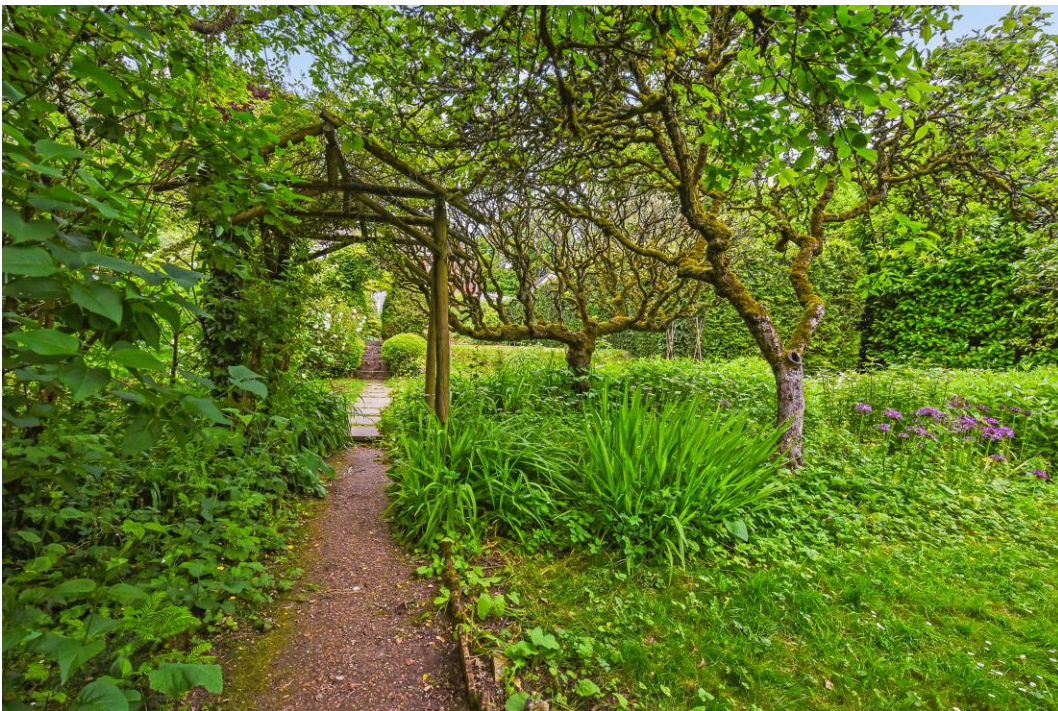




**BEDROOMS:** The main staircase rises from the hall to the first floor. A wide landing leads to the large principal bedroom, with built in wardrobes and en-suite lavatory and basin. On this floor are three further double bedrooms and two bathrooms.

A second staircase rises to the next floor with two attic bedrooms and a bathroom, which has a charming slipper style cast iron bath. There is also a good-sized attic storage space.





**GARDENS AND GROUNDS:** Available as two lots: House and gardens and Rothie's Field including track to Five Bridges Road (approx. 2.7 acres) with further three paddocks (approx. 3.2 acres) available by separate negotiation (Lot 2). Parking: A gravel drive provides ample off-road parking for numerous vehicles and sweeps round to a double car port.

The house sits at the head of its grounds, with views over the Downs, St Catherine's Hill and the Hockley Golf Course. The gardens, bordered by mature trees and hedging, gently drop away in substantial terraces supported by attractive brick and flint walls, one of which hides an Anderson Shelter from the Second World War. The gardens have been a particular delight for the current owners and generations of children and dogs have enjoyed them over the years.

The lower garden levels out to vegetable plots, fruit trees, secluded areas with flowering shrubs and trees as well as garden sheds and a greenhouse. A hand pump has been used in the past to supply water for the garden.

A central path leads through, under an archway of trees, to a gate that opens onto a wonderful open space, known as Rothie's Field, planted with numerous fruit trees and the site of a former tennis court. A separate track leads from Rothie's Field to a gate to Five Bridges Road. (Lot 2). Adjoining are three further paddocks, fenced for livestock, and regularly mown.



## ST CROSS AREA:

The St Cross area is one of the prime residential locations of Winchester. The mix of ancient buildings, Roman, Norman and medieval as well as river walks, leafy gardens and wide tree lined streets, coupled with open playing fields and a flat walk into the town centre, past the walls of Winchester College and the Cathedral, all combine to make this an attractive and highly sought after place to live.

## SCHOOLS:

Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead. Rothiemurchus falls within the St Faith's CofE Primary School Preference Area, Stanmore Primary and Kings' School catchments.

## ROTHIEMURCHUS:

Rothiemurchus is a substantial detached late Victorian family home, sympathetically extended over the years. It is serviced by mains gas, water and electricity, and private drainage by septic tank.

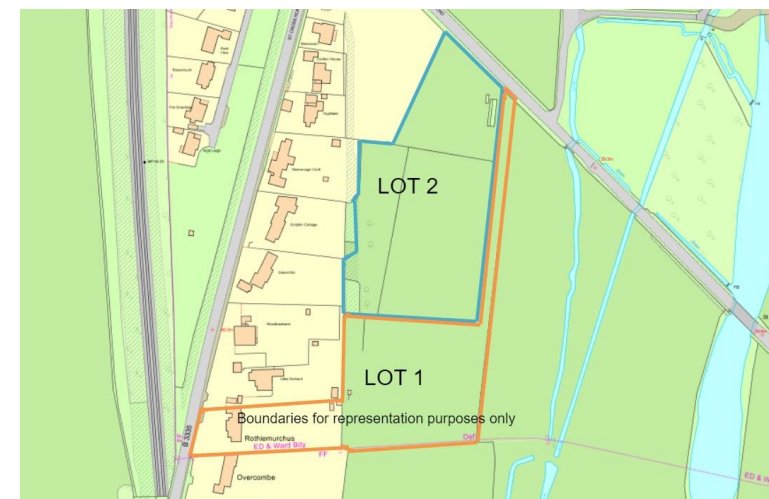
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In all the grounds amount to approximately six acres or approx. 2.5 hectares (part of which is available in Lot Two by separate negotiation).

Research for the Paddock shows it was earlier part of a parcel of land owned by Edwin Hillier, the founder of the famous horticultural company Hilliers. Further research hints that the fields were part of the Roman settlement of Winchester and may have been a vineyard or farm.

Rothie's Field, adjoining paddocks and track are all situated within the bounds of the South Downs National Park.

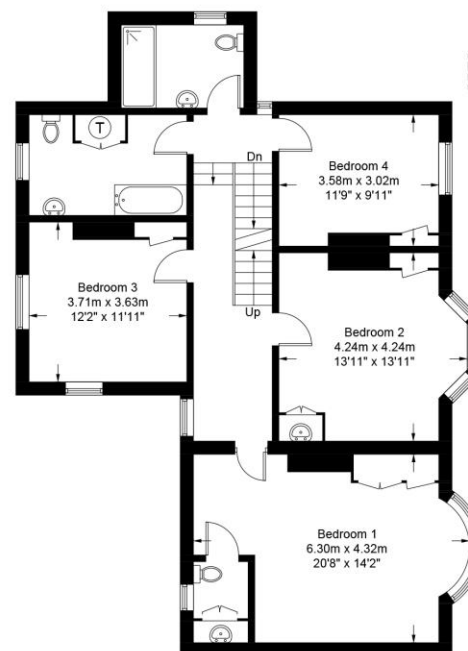
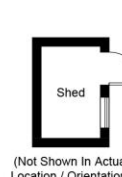
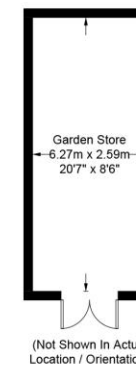
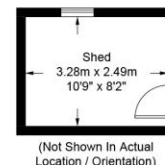
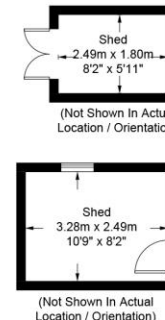
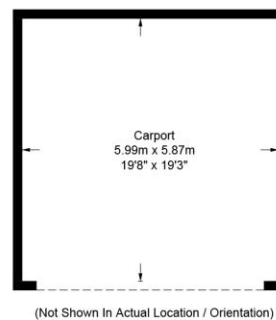
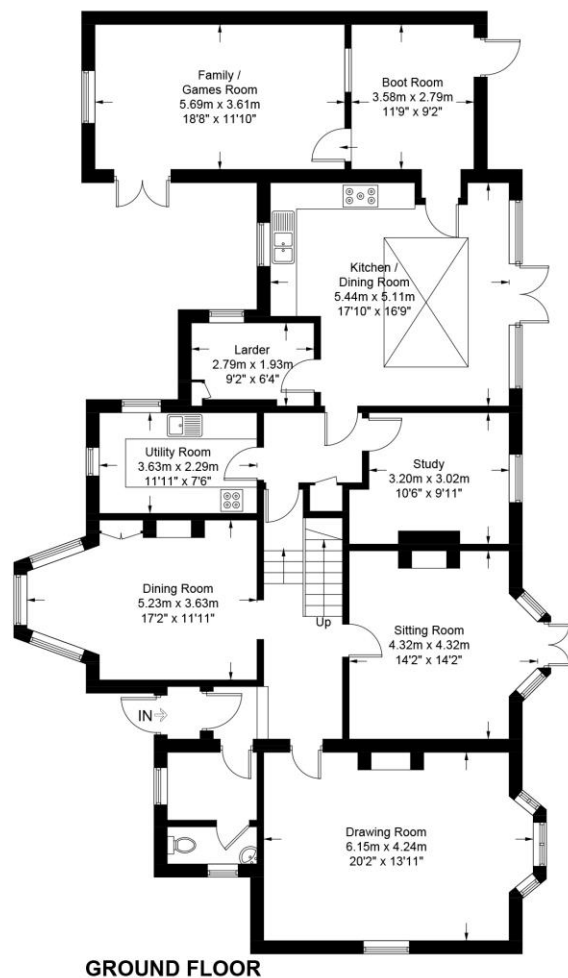


Approximate Gross Internal Area = 321.8 sq m / 3464 sq ft

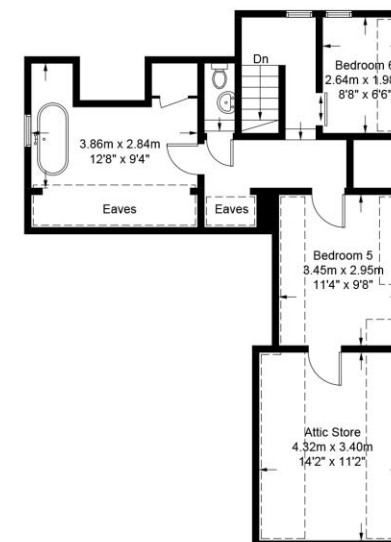
Outbuildings = 33.7 sq m / 363 sq ft

(Excluding Carport)

Total = 355.5 sq m / 3827 sq ft



= Reduced headroom below 1.5m / 5'0"



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzo Marketing (ID1090360)

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