



Arrows Mark, 165a Romsey Road, Winchester, SO22 5PQ
Guide Price £1,150,000 Freehold



Arrows Mark,

165a Romsey Road, SO22 5PQ

5 Bedrooms, 5 Bathrooms

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- Individually designed five bedroomed family home with versatile accommodation and far-reaching views
- Fabulous open plan living room/dining room with doors to terrace, offering views to the Isle of Wight
- Well fitted kitchen/breakfast room with opening to sitting/dining room
- Welcoming hallway with cloakroom and lift to first floor.
- Five double bedrooms, each with ensuite facilities
- Laundry/boot room, leading to boiler room
- Designed for energy efficiency, solar panels and underfloor heating
- Annexe Potential within existing layout
- Secluded rear garden within plot of 0.13 acres
- Walking distance to Kings School and local shop



ARROWS MARK, 165A ROMSEY ROAD WINCHESTER, SO22 5PQ

An individually designed contemporary family home of almost 3000 sq ft, built in 2006 set over three floors and created with versatility of layout for differing requirements of future buyers.

LIFT: Arrows Mark has been latterly fitted with a Duo Vista lift in Yr2020 by Stiltz Home Lifts to aid access to the ground and first floor for those with mobility challenges, for which the current owners pay an annual maintenance fee. Any future buyer could have this removed if required.

Benefitting from underfloor heating to the ground and lower ground floor rooms, a 'THE' air circulation system, and solar panels on the roof, this property has been designed to be as efficient as possible, and benefits from an enviable EPC rating of Band B.

A welcoming hallway benefits from a lift to the first floor and there is a useful cloakroom which has a wc, basin inset into attractive glazed vanity unit, and obscured glass window with plantation blind.

However, from the hallway, your eye is immediately drawn through, past the sitting room, to the most incredible direct views of the South Downs in the distance.

The kitchen/breakfast room is fitted with a wealth of modern deep red wall and base units, with space for a large range cooker, and built in oven, gas hob, and dishwasher. A window overlooks the front garden, and there is a large opening to the sitting/dining room, with a breakfast bar.



The fabulous sitting room/dining room is over 30' long flooded with light courtesy of walls of glass and two sets of sliding doors to the terrace, with a feature 'woodburning stove' (*not currently in use*) fitted in the space between, and striking wooden parquet floor fitted in herringbone pattern. From here, you step onto a large deep terrace which runs the width of the house, ideal for tables and chairs, which overlooks the garden below, and from where to enjoy the most exquisite far-reaching views towards the Isle of Wight.





The Principal Bedroom is on the first floor, and has a wonderful balcony which you can step out onto to enjoy your morning coffee watching the morning sun rising across the Downs, and benefits from fitted wardrobes, a dressing area and a modern ensuite bathroom with bath and separate shower.



FIRST FLOOR: The first floor has the three main bedrooms, each with ensuites, but has been designed for easy reconfiguration to make into four bedrooms should it be required. There is access to the loft which is fully boarded and offers significant storage and a light bubble from the roof, and would be easily convertible if required for further accommodation.



BEDROOMS TWO AND THREE: **Bedroom Two** is also a spacious double room with a run of fitted wardrobes, ensuite bathroom room, and again, like Bedroom One, has a fabulous feature of a balcony.

Bedroom Three is a further double room, and benefits from an ensuite shower room.





LOWER FLOOR (Garden Level)

The lower floor was designed to offer flexibility to any buyer and was originally planned to be a self-contained annexe.

The laundry room is on this floor, along with the boiler room, which houses the boiler, hot water tank, main electricity fuse board and the controls for the underfloor heating. (The controls and batteries for the solar panels are in the garage; Air Circulation controls are in a control panel next to the door to the sitting room in the hall).

However, the current layout features Bedroom Four, a spacious L-shaped bedroom with fitted wardrobes within a dressing area, and doors out to the garden. There is a large ensuite bathroom, with oversized bath fitted with hair-washing attachment, wc, basin inset into useful vanity storage and an illuminated mirror.

Bedroom Five is also a spacious double room, with fitted wardrobes and a sliding pocket door with charming stained-glass panel into the ensuite shower room.





USEFUL PROPERTY INFORMATION:

Directions: Enter this section of Romsey Road via a turning at the top of Battery Hill. Please note that the end portion of Romsey Road is owned by the house at the end of the road, and Arrows Mark has access over to the property.

Tenure: Freehold. Council Tax Band G. EPC Band B. **Services:** Mains drainage, water and gas. **Boiler:** Worcester Bosch boiler installed in 2008; **Electrics:** updated and new certification issued in 2021; **Heating:** Underfloor heating to lower and ground floors; and THE air circulation system for first floor, serviced in March 2025.

Roof: was totally retiled 2023.

Vacuum system: There is a central vacuuming system throughout (would benefit from a service).

Broadband: (Source Ofcom): Ultrafast Broadband available: 1000 mbps download and 1000 mbps upload.

Flood Risk (Source: Govt Environment Agency): Risks Very Low.

Solar panels and heating: The property benefits from solar panels on the roof, underfloor heating to the ground and lower ground floors, and Total Home Environment (THE) air circulation system. Along with a significant amount of insulation, this has enabled Arrows Mark to have an enviable EPC rating of B.

Lift (see across) Arrows Mark has been latterly fitted with a Duo Vista lift in Yr2020 by Stiltz Home Lifts to aid access to the ground and first floor for those with mobility challenges. Whilst the maintenance is continued, it is under warranty.

Please note that whilst it is bolted in, it can easily be removed by a buyer in the future should it not be required.



LOCATION:

Set on one of Winchester's highest points with views across St Cross and St Catherine's Hill, the property is well positioned for access into Winchester's city centre, as well as Winchester's main line railway station, there are a number of popular local pubs and shops, takeaways and restaurants in the area, and has the added benefit of a regular bus service along Romsey Road which brings you into the historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses. Further entertainment and interest can be found in the river walks, the theatre, cinema, many museums and the city's stunning cathedral.

Schooling: The property is located just off the Romsey Road, in walking distance of Kings School, Stanmore Primary School, St Peters RC Primary School, and in catchment for the renowned Peter Symonds 6th Form College. 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.

Agent note: please note that we would highlight that some areas of this property could benefit from some final 'finishing off' including decorating, and carpets in places.

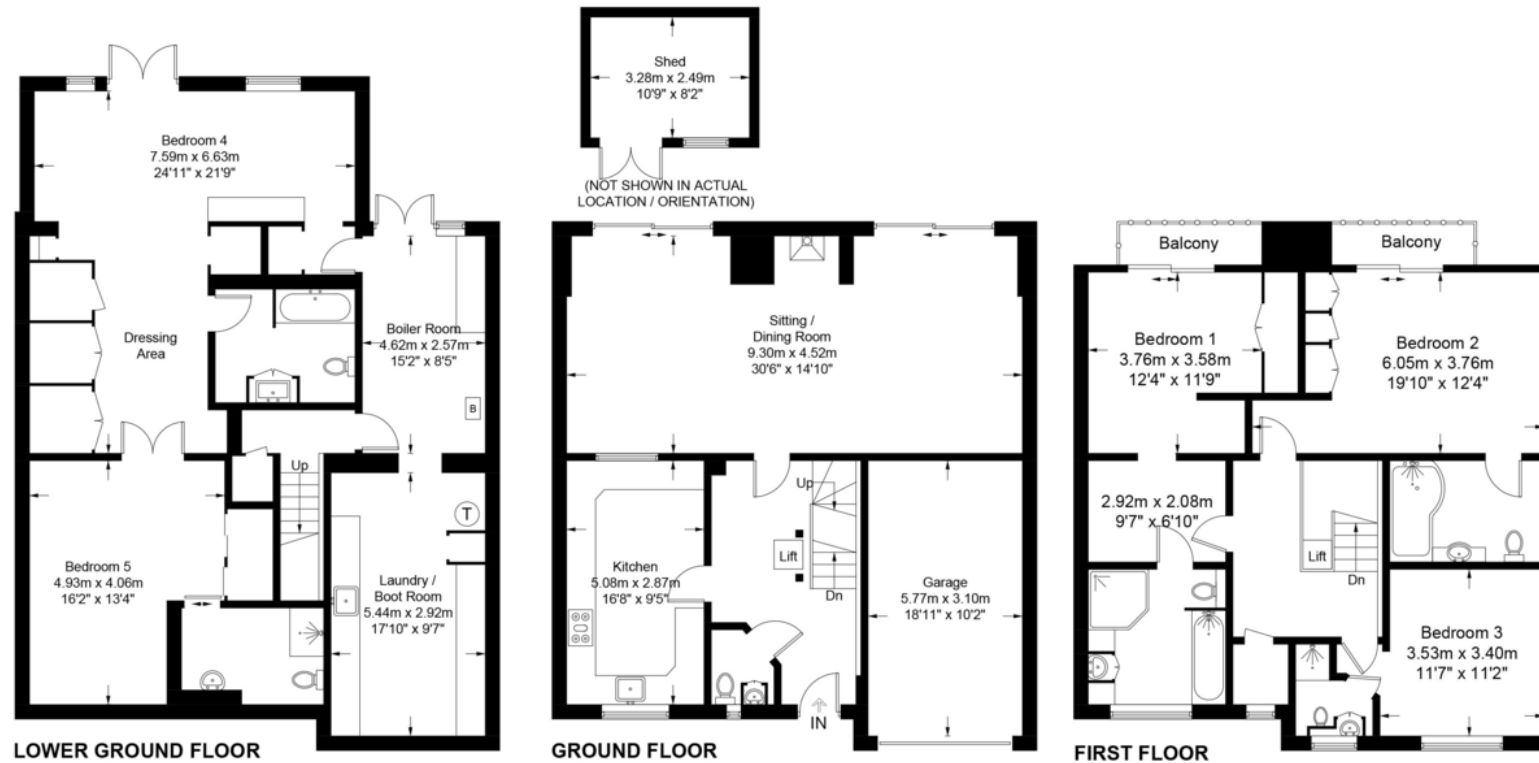




GARDENS: Outside space at this property is a joy. In addition to the balconies from Bedrooms One and Two, and the deep terrace which runs from the sitting room, there is a fabulous rear garden, currently mainly paved, which a path which meanders past oversized raised flowering borders to a greenhouse, large garden shed, chicken coup and raised fruit garden.

To the front, there is paved parking for 2-3 cars, with flowering borders, side access gate, and garage with electric roller door.

Approximate Gross Internal Area = 277.2 sq m / 2984 sq ft
 Garage = 18.2 sq m / 196 sq ft
 Shed = 8.2 sq m / 88 sq ft
 Total = 303.6 sq m / 3268 sq ft



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