



21 Kerrfield, Winchester, Hampshire SO22 5EX
Guide Price £1,895,000 Freehold

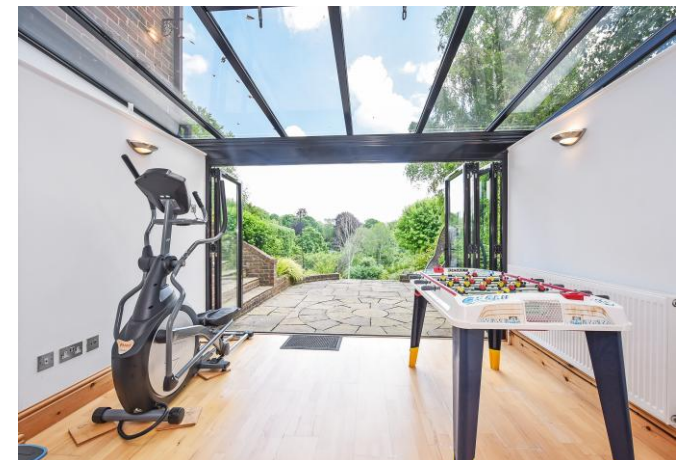


Kerrfield, Winchester, SO22 5EX

5 Bedrooms, 3 Bathrooms

Guide Price £1,895,000

- Spacious family home in exclusive location, with far reaching views
- Versatile accommodation in excess of 4000 sq ft, and set in a plot of over half an acre
- 27' Sitting room with feature fireplace and large windows to gardens
- Family room with library area on galleried landing
- Three further reception rooms
- Kitchen/breakfast room with doors to garden and utility room
- Principal bedroom suite with dressing room and ensuite shower room
- Four further double bedrooms and two further bathrooms
- Detached double garage and ample additional driveway parking
- Resident access to Kerrfield Dell
- Walking distance to the City centre, railway station and in Kings School catchment
- EPC Band D, Council Tax Band G



21 KERRFIELD, WINCHESTER, SO22 5EX

A fabulous and spacious family home set in a tranquil and almost countryside location yet walking distance to the city centre, offering versatile accommodation and far reaching rolling views towards St Giles Hill and Winchester Cathedral.

Kerrfield is a much sought after development of substantial family homes built in the 1980s. Flooded with light throughout from large windows to every room, No21 has been beautifully designed to be a wonderful family home, offering several large reception rooms which are ideal for a myriad of uses from a drawing room, to library or gym and music rooms.

The kitchen/breakfast room is clearly the hub of the house, fitted with a wealth of cupboards in soft cream under pale grey Corian worktops, warmed by under pelmet lighting and has ample space for a breakfast table. From the kitchen, there is a door to the utility room, and French windows to the gardens.

Across to the side of the entrance hallway, is an office, a cloakroom, and the dining room which has been cleverly designed to be the family's snooker room, courtesy of a well designed adaptable dining table! Again, there is a wall of windows and a side door to the garden.





SITTING ROOM: A wide and generous hallway leads to the 27' sitting room which features a large feature fireplace set into a limestone surround.

However what you most notice about this room is the dominance of exquisite far reaching views across Kerrfield Dell and beyond, courtesy of two oversized windows overlooking the gardens.



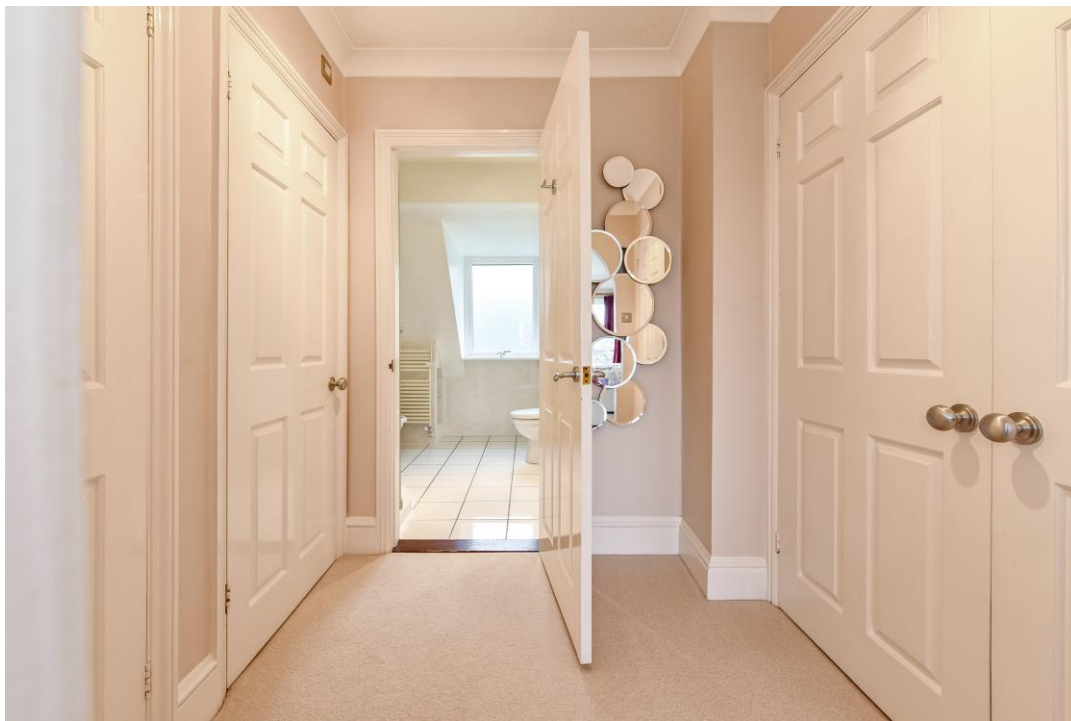
FAMILY ROOM/LIBRARY: There is a large family room, with open stairs leading up to a galleried landing and library area.

PLAYROOM/GYM: Downstairs from the family room, there is a spacious snug/playroom with a wall of windows and doors to the full width garden terrace and accentuated with light from glass panels across the roof area.





PRINCIPAL BEDROOM: Upstairs the principal bedroom is almost 28' long with floor to ceiling windows, a wonderful dressing area, fitted wardrobes and a large ensuite shower room. (Please note that this dressing room has the potential to be split from the main bedroom to create a further double bedroom if required).





FURTHER BEDROOMS AND BATHROOMS: There are three further bedrooms and a modern family bathroom on this floor. Stairs lead up to a fifth double bedroom, and a further bathroom.

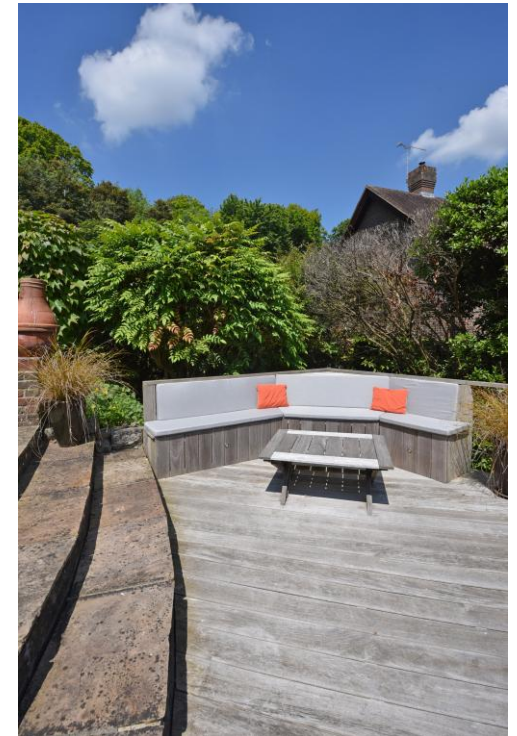




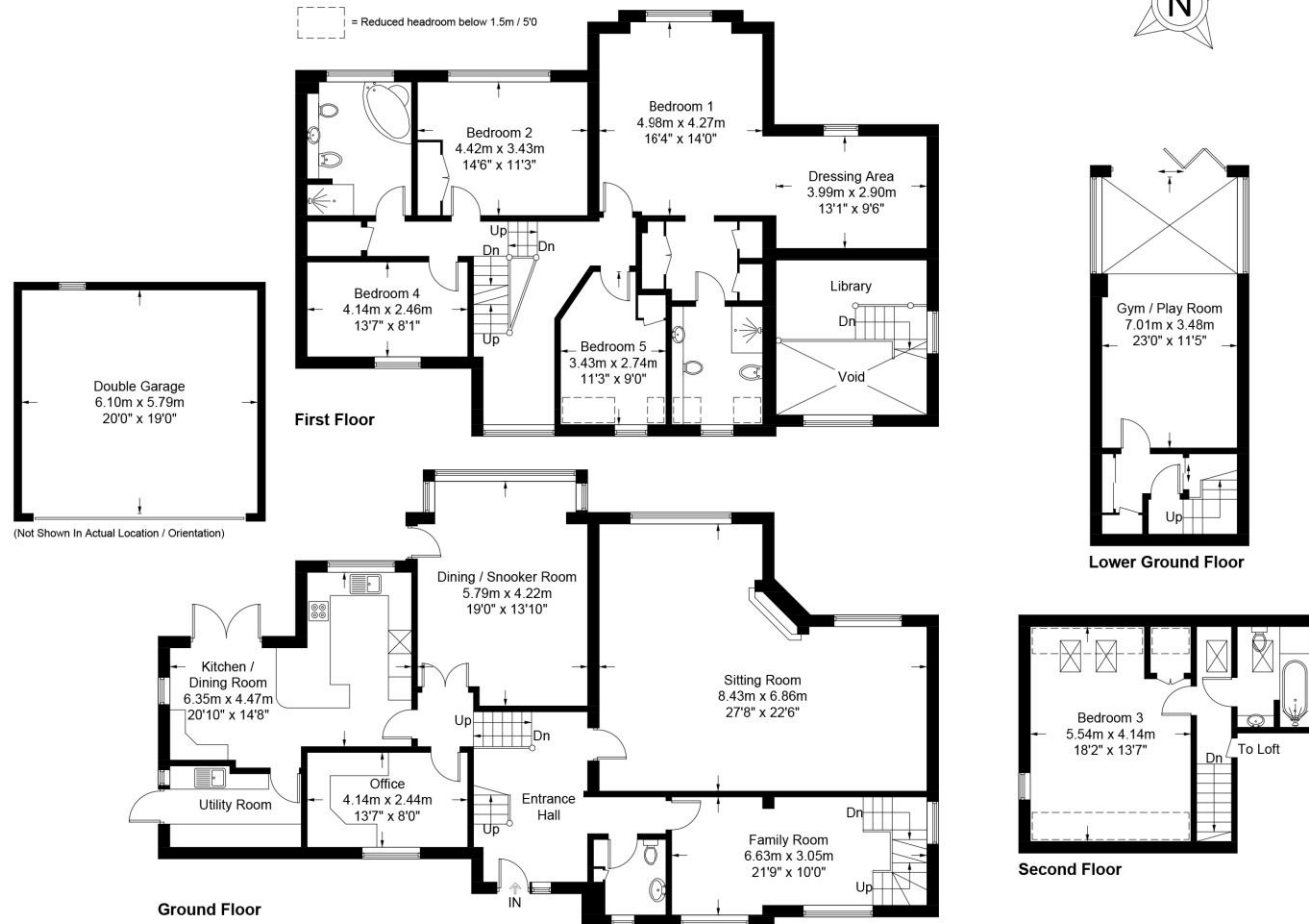
GARDENS: No 21 is one of only two houses accessed by a private lane, in a quiet secluded part of Kerrfield with the surrounding trees and woodland protected by an area TPO (tree preservation order).

Outside the gardens are a particular joy. To the front, the house is set back from the private lane by planted borders and shrubberies. A path leads to the double garage and ample parking for several cars. Several rooms directly access the simply glorious rear gardens featuring terraces around the house and steps down to the lawns. The rear views are far reaching across the Kerrfield Dell to Winchester Cathedral and beyond to St Giles Hill.

THE KERRFIELD DELL: is a 2.1-acre private park only accessible by residents of the 22 Kerrfield Houses, for which there is a cost based nominal maintenance charge.



Approximate Gross Internal Area = 351.2 sq m / 3780 sq ft
(Excluding Void)
Double Garage = 35.4 sq m / 381 sq ft
Total = 386.6 sq m / 4161 sq ft



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