



**Holly House, Worthy Road, Winchester, SO23 7AG**  
Offers Over £1,300,000 Freehold





## Holly House, Worthy Road, Winchester, SO23 7AG

4 Bedrooms, 2 Bathrooms (plus annexe)

**Offers Over £1,300,000**

- Four bedroom detached house with separate one bedroom annexe in sought-after area
- Well designed kitchen/breakfast room leading to conservatory
- Sitting room with open fire and doors to dining room
- Dining room and large study overlooking the garden
- Principal Bedroom with ensuite bathroom and walk-in wardrobe
- Large west-facing garden & beautiful Amdega Conservatory
- Ample off-road parking
- Large westerly facing garden
- Self-contained one bedroom detached annexe
- Walking Distance to the city centre and mainline railway station
- In catchment for St Bede's CofE Primary School and The Westgate School





## HOLLY HOUSE, WINCHESTER, SO23 7AG

Tucked away in an elevated, secluded position just off Worthy Road, Holly House is a beautifully presented, detached family home offering exceptional privacy and space.

Built in the 1980s and brought to the market for the first time in over 30 years, this much-loved property features four generous double bedrooms, a separate one-bedroom annexe, and a delightful mature garden that wraps around the house.

Set well back from the road, a sweeping tarmac driveway leads to a level parking area. On the left stands the charming, detached annexe, while a short flight of steps draws you up to the main entrance of the house, framed by flowering shrubs and cottage-style planting enhancing its quintessentially English character.

Believed to have been built in 1986, Holly House blends classic design with modern comfort. With its double-fronted red brick façade, tiled roof, and dormer windows, the home radiates warmth and charm.

**ACCOMMODATION:** A welcoming enclosed porch, ideal for boots and coats, opens into a spacious central hallway from which all principal rooms are accessed.

**Reception Rooms:** To the left is a bright and airy **Study**, complete with fitted shelving and a wide bay window that fills the room with natural light.

Opposite, the elegant **Sitting Room** spans an impressive 28' and boasts a working open fireplace with a graceful marble surround. A front-facing bay window adds to the room's grandeur, while double doors lead through to the **dining room**, perfect for seamless entertaining.

To the rear, glazed sliding doors open into a delightful **Amdega conservatory**, providing glorious views across and access to the garden.







**KITCHEN:** The spacious kitchen is the heart of the home. With ample room for cooking and informal dining, it features cream cabinetry, polished wooden worktops, and a central island with built-in dishwasher. Integrated appliances include double eye-level ovens and a gas hob, with designated spaces for fridge and freezer.

Windows on two sides flood the room with light, and a door opens directly into the **conservatory**, which spans the rear of the house and is heated for year-round use. With stone tiled flooring, double glazing, and sun blinds, it's the perfect place to relax while enjoying garden views.

The hallway leads past a convenient cloakroom and into a large **utility room** - complete with fitted units, sink, garden access, plumbing for laundry appliances, and the gas boiler.







**PRINCIPAL BEDROOM:** The principal bedroom is particularly special: a serene, spacious retreat with a bay window offering far-reaching views, a walk-in wardrobe, and an en-suite bathroom with a corner bath, separate shower, and a dormer window overlooking the garden







A galleryed landing is lit by a picture window and enjoys elevated views across Winchester to the South Downs.

In addition to the Principal Bedroom, there are three further double bedrooms, each with built-in wardrobes, and a **family bathroom** featuring both a separate bath and shower.







### Schooling:

The property falls within catchment for St Bedes CofE Primary School, The Westgate School, and Peter Symonds 6th Form College, each of which are within walking distance.

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.



**The Annexe:** A superb addition to the property, the detached annexe provides a versatile space ideal for guests, relatives, or even staff accommodation.

Complete with its own entrance, kitchen, living room, and double bedroom, it offers privacy and independence. The annexe has been successfully rented in the past, presenting an excellent opportunity for supplementary income if desired.

Annexe Council Tax Band A; Annexe EPC Band C

### HOLLY HOUSE, USEFUL INFORMATION:

**Construction:** A late 20th Century detached property over two floors, believed to date from around 1986/7 and therefore construction is believed to be of brick under a tile roof with inset dormer windows. This is a rare opportunity to acquire a distinctive and well-loved family home in one of Winchester's most desirable locations.

**Plot:** Overall plot size 0.35 acre, consisting of two distinct titles as an adjoining plot of land was added by the owner in 2008.

**Local Authorities:** Hampshire County Council and Winchester City Council

**Parking:** The property has off-road forecourt parking, upon which the current owners have regularly and comfortably parked three cars. Permit parking, available via Hampshire County Council, allows for further parking on-street in the immediate area.

**Annexe:** Currently tenanted

Tenure: Freehold; EPC: Band D; Council Tax Band: G

**Broadband:** (Data via Ofcom)  
Standard Max 16 Mbps Download speed  
Superfast Max 80 Mbps Download speed  
Ultrafast Max 1000 Mbps Download speed

**Flood Risk:** Surface Water - very low; Rivers and Seas – very low.

*Please see our Key Facts for Buyers PDF for further details about this property and the local area.*





**GARDENS:** Outside, the west-facing rear garden extends over 100' and is a true sanctuary. Thoughtfully landscaped, it features mature trees, well-stocked flower beds, meandering brick pathways, and expansive lawns. A large patio area beneath a pergola offers a shady spot for al fresco dining, while a generous shed provides excellent storage for tools and equipment. Whether you're a passionate gardener or simply enjoy outdoor living, this garden offers space, tranquillity, and endless potential.



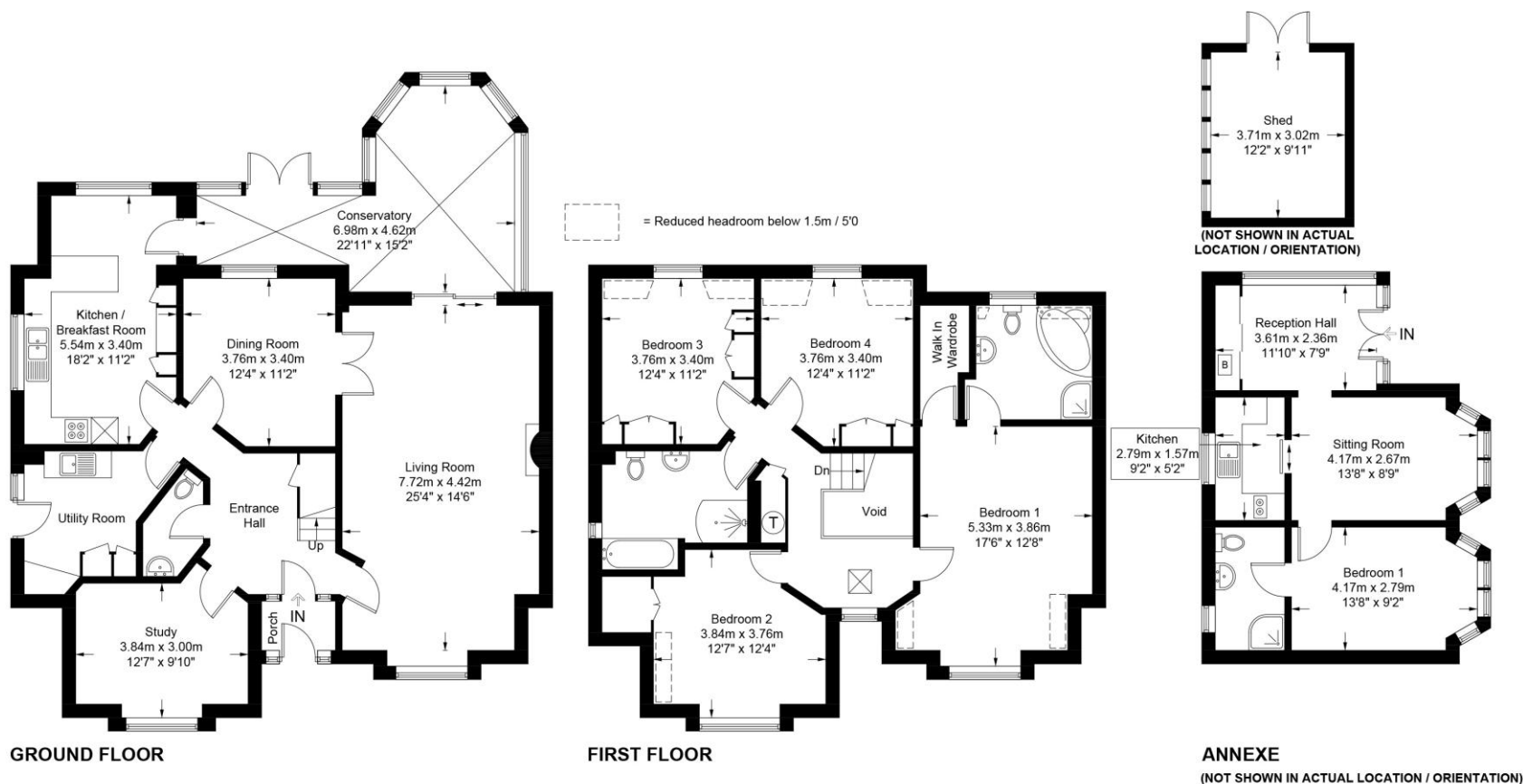


Approximate Gross Internal Area = 213.3 sq m / 2296 sq ft

(Excluding Void)

Shed / Annexe = 51.9 sq m / 559 sq ft

Total = 265.2 sq m / 2855 sq ft



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