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FREELANCE ESTATE AGENT

Stow House, Old Gardens, Winchester, SO22 6AD
Guide Price £2,300,000 Freehold

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in association with
MARTIN&CO

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4 Bedrooms, 4 Bathrooms

Guide Price: £2,300,000

- Exceptional detached family house by award-winning Alfred Homes
- Approximately 4,192 sq ft including double garage
- Prestigious private setting within Old Gardens, moments from Winchester city centre
- Impressive double-height reception hall with galleried landing
- Outstanding open-plan kitchen, dining and family room opening onto the gardens
- Elegant drawing room with feature gas fireplace
- Separate study/snug and generous boot room/utility
- Four generous double bedrooms, including a superb principal suite with dressing room
- Underfloor heating throughout the ground and first floors EPC Rating A
- Beautifully landscaped gardens, double garage and gated driveway



STOW HOUSE OLD GARDENS, WINCHESTER

Stow House is an exceptional modern family house built by the award-winning Alfred Homes, combining timeless architecture with beautifully proportioned accommodation extending to approximately 4,192 sq ft.

Occupying a private position within the secluded enclave of Old Gardens, the house enjoys a wonderfully mature setting just a short distance from Winchester's historic city centre.

Classical elevations, landscaped gardens and electric gates create an impressive first impression, while the interior combines elegant design with practical family living.

A striking double-height entrance hall with a galleried landing creates an immediate sense of space and light, setting the tone for interiors characterised by generous proportions, wide circulation spaces and an effortless flow throughout.

The principal living space is an exceptional open-plan kitchen, dining and family room spanning the rear of the house, with bi-fold doors opening onto the terrace and gardens beyond.

Equally suited to everyday family life and larger-scale entertaining, the bespoke Shaker-style kitchen features an extensive range of cabinetry, integrated Miele appliances, a range cooker and a substantial central island.





Complementing the kitchen is an elegant sitting room, centred around a feature gas fireplace and an oversized window seat framed by bespoke bookshelves. A separate study provides an ideal home-working environment, while a practical boot room/utility with direct external access, a useful storeroom and a stylish cloakroom complete the ground floor.





Arranged around the landing the bedroom accommodation is equally impressive. **PRINCIPAL BEDROOM SUITE** overlooks the rear gardens and incorporates a wall of wardrobe space in the bedroom and a generous dressing room and luxurious ensuite bathroom.



AND SO TO BED: The staircase rises gracefully to a magnificent galleried landing, where the house reveals another of its defining spaces.

Flooded with natural light from full-height glazing and overlooking the dramatic entrance hall below, it has an almost gallery-like quality.

Framed by views through the surrounding mature trees, it is a place that invites you to pause, reinforcing the remarkable sense of space and quiet luxury that runs throughout the house.





In addition to the Principal Bedroom on the first floor, two further double bedrooms each enjoy their own ensuite shower room and dressing areas.



SECOND FLOOR:

The second floor offers particularly versatile accommodation, comprising a spacious fourth bedroom together with a separate bathroom, making it equally well suited as guest accommodation, a teenager's suite or an additional sitting room or hobby space.



PROPERTY INFORMATION: A detached four-bedroom home of classic design built in 2018 by Alfred Homes. Red brick elevations under a tile rooves. Overall plot size 0.23 acres.

Stow House represents a rare opportunity to acquire a substantial modern home of exceptional quality, combining timeless architecture, beautifully landscaped gardens and a highly sought-after position just moments from Winchester's city centre.

EPC Band A. Council Tax Band G.

Tenure: Freehold

Local Authority: Hampshire County Council, Winchester City Council.

Services: All mains services are connected.

Heating: Gas fired central heating, with underfloor heating to the ground and first floors and radiators on the 2nd floor.

Broadband: (Source Ofcom) Fastest available is 1000 mbps download

Flood risk: (Source Environment Agency) Rivers and Seas – very Low, Surface Water – Very Low

Parking: Off road parking at the front of the property, shared drive protected by an electric gate leads to a double garage, with additional parking, at the rear of the property.

GARDEN AND OUTSIDE SPACE:

Outside, the landscaped gardens unfold across a series of inviting spaces. Generous lawns are framed by mature planting and well-stocked borders, while stepped terraces rise through an oriental-style moon gate to a further lawn and a secluded sun terrace. Designed with entertaining in mind, the gardens also feature a bespoke bar and barbecue area.

The property has generous parking to the front and a shared drive protected by electric gates, running to the side of the property and leading to further parking and a separate double garage at the rear with electric up-and-over door.

Pedestrian access to the garden is available via a lockable gate and a separate access to the garage.



LOCATION: Old Gardens is a small prestigious development set within a quiet cul-de-sac on the sought-after north side of Winchester. Nearby on Stoney Lane there are local shops, such as a co-op, Boots chemist, Costa Coffee, but also Waitrose and Aldi, Friarsgate GP surgery, and various takeaways and restaurants.

It is also just a short journey to the city centre and railway station (with good rail links to London Waterloo). There's a range of shops, fine restaurants, bars and brasseries in Winchester, as well as the historic cathedral, theatres, arts centres and beautiful water meadows. Communications are excellent with the A31, A34 and M3 within easy reach.

EDUCATION: The property is within catchment for, and easy walking distance of, Weeke Primary School, Henry Beaufort Senior School, and the renowned Peter Symonds 6th Form College, and is also well located for local private schools such as Twyford, Pilgrims, St Swithun's School for Girls, Winchester College and Prince's Mead.



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Approximate Gross Internal Area = 342.6 sq m / 3688 sq ft
 Double Garage = 34.2 sq m / 368 sq ft
 Total = 376.8 sq m / 4056 sq ft
 (Excluding Void)



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

64 Parchment Street • • Winchester • SO23 8AT
 T: 01962 843346 • E: winchester@martinco.com

01962 843346

<http://www.martinco.com>

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