



*Toby Gullick*

INDEPENDENT PROPERTY SPECIALIST

Winchester, SO22

Guide Price £1,150,000

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**A HANDSOME DETACHED RESIDENCE WITH SIX DOUBLE BEDROOMS, MAGNIFICENT MATURE REAR GARDEN AND OUTSTANDING FAMILY ACCOMMODATION**

**Boasts 2147 Sq. Ft./ Kings School Catchment / Peter Symonds College / Light Filled Well Presented Rooms/ Generous Plot/ Six Double Bedrooms/ An Impressive Open Plan Kitchen/ Living Room**

Occupying an enviable position within one of Winchester's most prestigious residential addresses, just moments from the highly regarded Kings' School, this handsome detached residence offers an exceptional opportunity to acquire a substantial family home with six double bedrooms. Originally constructed in 1958 and thoughtfully extended in 2006, the property has evolved into an impressive and beautifully balanced family residence, seamlessly combining timeless character with contemporary open-plan living. Designed to accommodate modern family life with ease, it offers an abundance of versatile living space, elegant proportions and a wonderful sense of light throughout, creating a home that is equally suited to relaxed everyday living and sophisticated entertaining.

Outside, the property continues to impress. A gravel driveway provides parking for numerous vehicles, while the attractive frontage is enhanced by established planting, mature shrubs and colourful flower borders, creating a wonderful first impression.

To the rear, the palatial garden is a true highlight and perfectly complements the lifestyle this exceptional home offers. Predominantly laid to lawn and framed by mature trees and established planting, it provides an idyllic setting for children to explore, outdoor entertaining and peaceful afternoons in the sunshine. A productive vegetable garden and dedicated seating area create a haven for keen gardeners, making this an enchanting outdoor space to enjoy throughout the seasons.

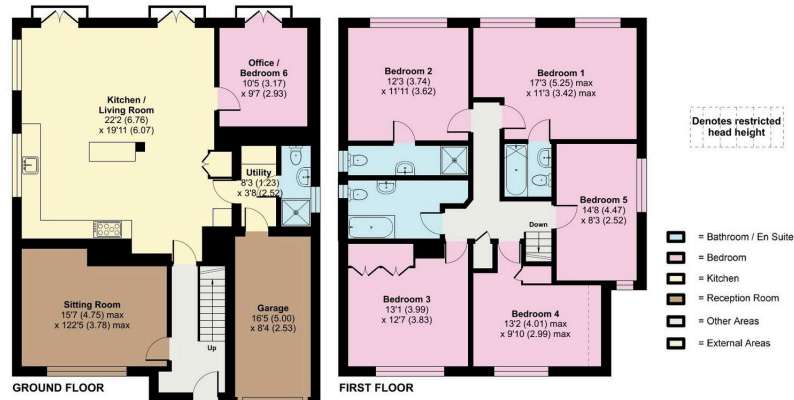
**Combining elegant accommodation, exceptional family living spaces and a prestigious location close to excellent schooling, Winchester city centre and beautiful countryside, this is a rare opportunity to acquire a distinguished home offering an outstanding lifestyle in one of the city's most desirable settings.**



## Woodfield Drive, Winchester, SO22

Approximate Area = 2000 sq ft / 185.8 sq m  
 Limited Use Area(s) = 13 sq ft / 1.2 sq m  
 Garage = 134 sq ft / 12.4 sq m  
 Total = 2147 sq ft / 199.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2020. Produced for Toby Gullick Independent Family Estate Agents. REF: 1483158.

- Handsome Detached Family Residence In A Prestigious Winchester Setting
- Superb Light Filled Open-Plan Kitchen, Dining & Family Room
- Elegant Formal Sitting Room With Feature Fireplace
- Magnificent Mature Rear Garden With Vegetable Patch & Multiple Seating Areas
- Ideal For Lateral Living With Shower Room Downstairs
- Six Double Bedrooms With Two Ensuites And Modern Family Bathroom
- Country-Style Kitchen With Central Island, Range Cooker & Integrated Appliances
- Versatile Study/Sixth Bedroom With Direct Access To The Garden
- Thoughtfully Extended And Enhanced For Contemporary Family Living
- Prime Location Within Easy Reach of Kings' School, Winchester City Centre & Mainline Station

