



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

WEST HILL LODGE, 24 ST. JAMES LANE, WINCHESTER SO22 4NY

Guide Price £2,500,000

MAIN RESIDENCE  4  3  7
COACH HOUSE  6  1  1







Grandeur & Refinement

LANDMARK PERIOD RESIDENCE EMBODYING HERITAGE, GRANDEUR AND REFINEMENT IN PRIME WINCHESTER

BOASTS 4147 SQ. FT MAIN RESIDENCE / 1,274 SQ. FT COACH HOUSE / APPROX. 0.5 ACRE PLOT / GATED ENTRANCE / PRESTIGIOUS ADDRESS / OUTSTANDING SCHOOL CATCHMENT / EXCEPTIONAL ARCHITECTURAL CHARACTER AND HERITAGE

An architectural statement of enduring elegance and historical significance, this exceptional period residence stands as one of Winchester's most distinguished homes. Occupying a prominent and highly coveted position, the property offers an exquisite balance of period splendour and sophisticated modern living, further enhanced by a substantial, self-contained coach house, creating a rare multi-dwelling opportunity within a prime residential setting.

Set within the esteemed catchment for Western Church of England Primary School and The Westgate School, the home provides not only prestige, but an exceptional lifestyle defined by convenience, heritage, and community.

Extending to a substantial 4157 Sq. ft, the principal residence unfolds across a magnificent 0.5-acre corner plot, its commanding elevation and symmetrical proportions creating an immediate impression of stature and permanence. The architecture is a celebration of true craftsmanship, with intricate cornicing, decorative ceiling roses, deep skirting boards, and soaring ceiling heights, all preserved and enhanced to honour the home's provenance.

Tall sash windows punctuate each elevation, inviting an abundance of natural light, while rich solid wood flooring flows seamlessly throughout, lending warmth and cohesion to the interiors.

Grand Entrance

This stunning home opens into an impressive and grand

reception hall, a space that immediately conveys both scale and refinement. Bathed in natural light, the hall offers a graceful introduction to the interiors beyond, with carefully considered sightlines and proportions that enhance the sense of openness and flow.

From here, the home unfolds intuitively, each room revealing itself with a sense of occasion, yet maintaining a cohesive and harmonious aesthetic throughout.

Lower Ground Floor

The extensive lower ground floor represents a significant and highly versatile addition to the home.

Comprising three substantial reception areas, this level offers exceptional flexibility and could be configured to suit a variety of lifestyle needs, including a home cinema, gymnasium, wellness suite, games room, or additional family accommodation.

This space provides a rare opportunity to tailor the home to individual requirements, further enhancing its long-term appeal and functionality.

Ground Floor

The principal reception rooms are a masterclass in proportion, symmetry, and timeless elegance.

The formal dining room is particularly striking, centred around a refined fireplace and complemented by expansive floor-to-ceiling sash windows that flood the space with light. This is a room designed for hosting, equally suited to intimate dinners or larger, more formal gatherings.

The drawing room offers a further expression of grandeur, with its own feature fireplace and intricate detailing, providing an elegant yet inviting environment for entertaining or relaxation.

An additional sitting room introduces a more intimate atmosphere, a perfect retreat for quieter moments, reading, or informal family living.

A beautifully appointed study provides a calm and

sophisticated working environment, ideal for modern hybrid living. With its refined proportions and peaceful outlook, it offers both privacy and inspiration.

At the heart of the home lies a bespoke kitchen of exceptional quality, thoughtfully designed to combine aesthetic beauty with practical functionality.

Extensive cabinetry provides generous storage, while granite work surfaces and integrated appliances, including double ovens, elevate both form and function. A substantial central island with bar seating anchors the space, naturally encouraging gathering and interaction.

Large windows and glazed doors ensure the kitchen is perpetually filled with natural light, while also providing direct access to the gardens, seamlessly connecting indoor and outdoor living.

A well-proportioned utility room offers further practicality, complemented by a secondary entrance with fitted storage, ideal for everyday family use. A discreetly positioned guest cloakroom completes this level.

First Floor

The ascent to the first floor is via a elegant staircase with solid oak treads, rising gracefully to a half landing where a beautifully finished family bathroom is revealed. This elegant space features a classic roll-top bath alongside a separate shower enclosure, combining traditional styling with modern comfort.

The first floor hosts four generously proportioned double bedrooms, each thoughtfully arranged and rich in period character.

The principal suite is particularly impressive, a private sanctuary of scale and refinement, complete with a luxurious en-suite shower room and an expansive walk-in dressing room, offering both indulgence and practicality.

A further bedroom benefits from its own en-suite, while the remaining rooms are equally well-proportioned, providing flexible accommodation for family and guests alike.

Gardens, Grounds & External Features

The external setting is as compelling as the interiors, with a sense of grandeur established from the very first approach. Accessed via impressive wrought iron framed gates, the property is introduced with a feeling of exclusivity and quiet distinction. Beyond, a sweeping gravel driveway unfolds, providing extensive parking for multiple vehicles and setting a suitably elegant tone on arrival.

To the rear, the property reveals a magnificent walled garden, offering a rare sense of seclusion and tranquillity. Predominantly laid to lawn, the grounds are interspersed with mature trees, established shrubs, and richly planted borders, creating a landscape that evolves beautifully with the seasons. The garden provides an idyllic setting for both relaxation and entertaining, with ample space for outdoor dining, recreation, or further landscaping, should one wish. A practical garden store/tool shed adds further convenience.

Detached Coach House — Secondary Dwelling

A particularly significant feature of the estate is the detached coach house extending to approximately 1,274 Sq. ft, forming a self-contained secondary dwelling of exceptional versatility. Thoughtfully arranged, the accommodation comprises six well appointed bedrooms, offering remarkable flexibility for a variety of uses, from guest accommodation and multi-generational living to dedicated workspace or creative studios.

At its core is a well-designed kitchen and living space, providing a natural hub for everyday living. The ground floor is further served by a modern shower room, while the upper



level benefits from an additional WC, ensuring practical functionality across both floors.

Bedrooms four and six are enhanced by skylights, drawing in natural light and adding architectural interest to the upper accommodation.

This substantial ancillary residence significantly enhances the overall offering, presenting an increasingly rare opportunity for independent living, guest quarters, or potential income generation (subject to any necessary consents).



A Residence of True Distinction

This is a home of exceptional calibre, one that effortlessly bridges the grandeur of the period era with the expectations of modern luxury living.

With the added advantage of a fully self-contained secondary dwelling, expansive grounds, and a prime Winchester setting, this landmark residence offers not simply a home, but a legacy, a truly rare acquisition within the upper tiers of the market.

Winchester And Surrounding Area

Situated on the highly regarded St James Lane, this exceptional residence enjoys a prime position within one of Winchester's most sought-after residential settings. Renowned for its elegant homes and leafy surroundings, the

address offers a rare balance of tranquillity and immediate access to the city's vibrant centre.

Winchester is widely celebrated as one of England's most desirable cathedral cities, steeped in history and architectural beauty. At its heart lies the magnificent Winchester Cathedral, one of the largest in Europe, surrounded by charming streets, period buildings, and a thriving cultural scene. The city offers an exceptional range of amenities, including independent boutiques, fine dining restaurants, traditional cafés, and well-regarded public houses. For everyday convenience, there are also excellent retail facilities, alongside a selection of leisure and recreational options such as theatres, galleries, and scenic riverside walks along the River Itchen.

Winchester is particularly renowned for its outstanding educational provision, both state and independent, further enhancing its appeal to families.

For commuters, the property is superbly positioned. Winchester railway station provides regular direct services to London Waterloo in approximately 60 minutes, offering excellent connectivity to the capital. The nearby M3 motorway also provides convenient access to London, the South Coast, and the wider motorway network, while Southampton Airport is within easy reach for both domestic and international travel.

Combining historic charm with modern convenience, Winchester offers a lifestyle that is both refined and relaxed making it one of the most desirable places to live in the South of England. falls within the catchment for Kings' School Winchester, with other respected institutions nearby including The Pilgrims' School, St Swithun's School, Winchester College and Peter Symonds College.

St. James Lane, Winchester, SO22

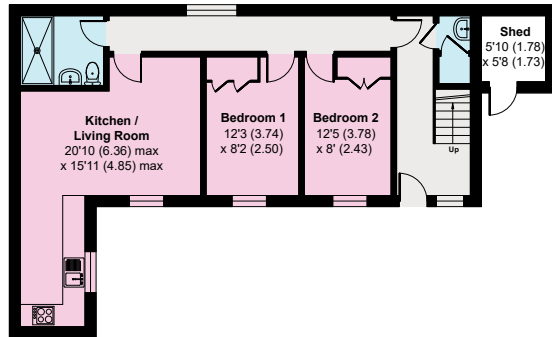
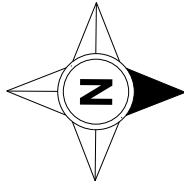
Approximate Area = 4157 sq ft / 386.1 sq m

Coach House = 1274 sq ft / 118.3 sq m

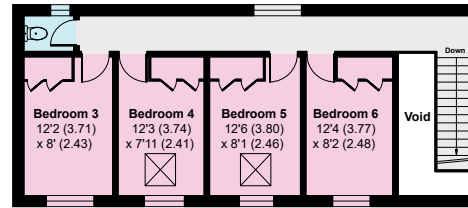
Outbuilding = 33 sq ft / 3 sq m

Total = 5464 sq ft / 507.5 sq m

For identification only - Not to scale

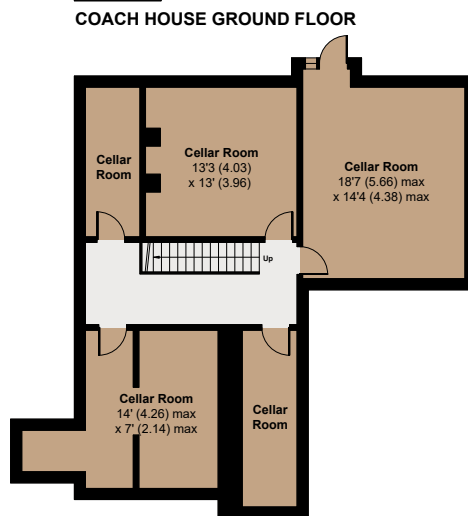


COACH HOUSE GROUND FLOOR

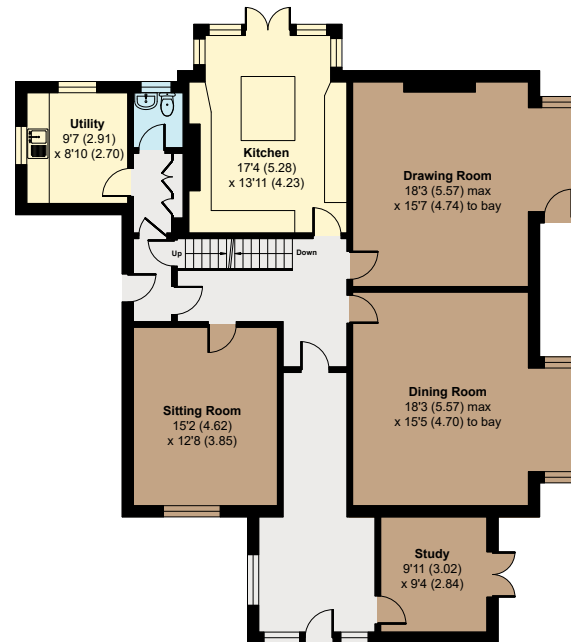


COACH HOUSE FIRST FLOOR

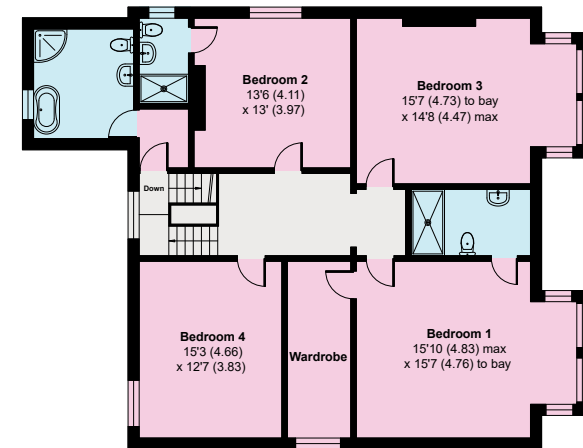
- = Bathroom / En Suite
- = Bedroom
- = Kitchen
- = Reception Room
- = Other Areas
- = External Areas



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



KEY INFORMATION

- A Magnificent Landmark Period Residence Of Exceptional Architectural Character And Heritage
- Elegant And Stunning Grand Reception Rooms Ideal For Both Formal Entertaining And Family Living
- 4157 Sq. ft Of Beautifully Appointed Accommodation On A Grand Scale Arranged Over Three Levels
- Elegant Period Detailing Throughout, Including High Ceilings, Sash Windows, Cornicing And Fireplaces
- Extensive Lower Ground Floor Offering Versatile Leisure, Gym, Or Cinema Space
- Set Within Approximately 0.5 acres Of Attractive Gardens And Grounds
- Gated Entrance With Sweeping Gravel Driveway Providing Extensive Parking
- Substantial Self-Contained Coach House (1,274 sq ft) With Six Bedrooms And Independent Living Space
- Prime St James Lane Position Within One Of Winchester's Most Prestigious Residential Settings
- Outstanding School Catchment, Including Western Church Of England Primary And The Westgate School



PROPERTY INFORMATION

Tenure – Freehold

Local Authority – Winchester City Council

Council Tax – Main Residence Band E

Council Tax – Coach House Band E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Toby Gullick Independent Property Specialist in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Toby Gullick Independent property specialist nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. Particulars dated February 2024. Photographs and videos dated February 2024.

All information is correct at the time of going to print.

Toby Gullick Independent is the trading name. Toby Gullick Independent is a limited company registered in England and Wales with registered number 15066515.

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