

Toby Gullick

INDEPENDENT PROPERTY SPECIALIST

Field House, Christmas Hill, South Wonston, Winchester SO21 3ES

Guide Price £875,000

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Truly Special

A TRULY SPECIAL VILLAGE HOME WITH EXCEPTIONAL SPACE, CONTEMPORARY STYLE AND BREATHTAKING COUNTRYSIDE VIEWS

Boasts 2,512 Sq. Ft / Stunning Light Filled Versatile Accommodation/Stylish and Contemporary Kitchen/ Dining Room/ Generous Plot/ Wrap Around Gardens And Garage/ Large Driveway/ Spacious Veranda With Beautiful Rolling Countryside Views/Excellent potential for flexible or multi-generational living/Balcony Terrace With Elevated idyllic Views

Occupying a peaceful and established position on sought-after Downs Road, this impressive, detached family home offers approximately 2,279 sq. ft. of exceptionally versatile accommodation, arranged over two floors and combining original character with contemporary comfort. With five double bedrooms, three versatile reception spaces, a stylish family bathroom and a modern ensuite shower room, generous gardens and extensive parking, the thoughtfully arranged ground-floor accommodation also provides excellent potential for lateral and multi-generational living.

A truly special and individual detached home, occupying an enviable position within the sought-after village of South Wonston, where beautifully considered interiors, exceptional family accommodation and breath-taking countryside views combine to create a home of genuine distinction.

Offering in excess of 2,500 sq. ft., the property has been thoughtfully extended and beautifully finished to create an impressive yet wonderfully welcoming home. Light, space and the surrounding landscape are central to its appeal, with the house enjoying remarkable far-reaching countryside views from both the side and rear, an outlook that gives the property a rare sense of openness, tranquillity and connection with its rural surroundings.

There is something particularly unique about this home. Its generous proportions are complemented by an effortless flow between the interior and outside spaces, while extensive glazing has been carefully used to capture both natural light and those extraordinary views. The result is a property that feels luxurious without being formal; a home designed for family life, entertaining and simply enjoying its exceptional setting.

The accommodation is currently arranged with five bedrooms, two luxury bathrooms and an additional two stylish shower rooms, together with superb reception spaces, a striking contemporary kitchen/dining room and a magnificent large veranda overlooking the countryside. Generous gardens, ample driveway parking and a detached garage complete what is an exceptionally appealing village residence.

GROUND FLOOR

The ground floor immediately impresses with its generous proportions, wonderful natural light and versatile arrangement, providing a series of beautifully balanced spaces that work equally well for everyday family life and entertaining.

At the heart of the home is the stunning contemporary kitchen/dining room. Stylish, sophisticated and superbly appointed, this is a fabulous social space where sleek cabinetry and a substantial central island create an elegant focal point. Designed as much for gathering as it is for cooking, there is generous space for dining, making it the natural hub of the house – equally suited to relaxed family breakfasts, long weekend lunches or entertaining on a larger scale.

The adjoining utility room ensures the practicalities of everyday life are discreetly catered for, allowing the principal kitchen to retain its beautifully streamlined appearance.

The sitting room is wonderfully spacious and light-filled, offering an inviting yet refined setting in which to relax. A handsome log-burning stove provides an attractive focal point, bringing warmth and character to the room and creating a wonderfully cosy atmosphere during the cooler months. Its greatest feature is the way it connects with the landscape beyond. Wide bi-folding doors open onto a substantial veranda, creating an exceptional indoor-outdoor living space and framing the breath-taking countryside beyond.

The veranda is a particularly special feature of the property – a generous tranquil space from which to sit, dine and entertain while enjoying the magnificent rural outlook. Whether used for a quiet morning coffee, summer lunches, evening drinks or simply watching the seasons change across the surrounding countryside, it provides a wonderful extension of the living accommodation and is undoubtedly one of the home's defining lifestyle features.

Three bedrooms are positioned on the ground floor, providing an unusual degree of flexibility. Together with the beautifully finished bathroom and shower room, this arrangement lends itself particularly well to multi-generational or lateral living, guest accommodation, home working or simply providing additional space as family requirements evolve.

Throughout this floor, the combination of generous rooms, contemporary finishes and an abundance of natural light gives the interior an uplifting sense of scale, while the views remain an ever-present backdrop.

FIRST FLOOR

The first floor provides a more private retreat, with two further generous double bedrooms and beautifully appointed contemporary ensuite bathroom and ensuite shower room.

The principal bedroom with ensuite shower room is particularly impressive, a wonderfully spacious and peaceful room that makes the most of the property's elevated position. A private balcony provides another opportunity to appreciate the exceptional setting, creating a lovely place to step outside and take in the surrounding landscape.

The second bedroom is similarly well proportioned, with the scale and light that characterise the house as a whole benefitting from an ensuite bathroom.

The bathrooms have been finished in a sophisticated contemporary style, with quality fittings and a crisp, elegant aesthetic. Spacious and beautifully presented, they add a further sense of luxury to the accommodation.

Useful eaves storage is cleverly incorporated, while the generous landing and overall proportions ensure the upper floor retains the same feeling of light and space found throughout the ground floor.

GARDENS AND PARKING

The outside space is fundamental to what makes this property so special and memorable.

The gardens wrap around the house, but it is the extraordinary outlook to the side and rear that sets the property apart. Breath-taking, far-reaching countryside views create a spectacular natural backdrop, providing a wonderful sense of space and seclusion and ensuring that the changing landscape can be enjoyed throughout the seasons.

Generous off-road parking provides ample space for several vehicles, while the detached garage offers secure parking and valuable additional storage.

SOUTH WONSTON AND SURROUNDING AREA

Surrounded by rolling Hampshire countryside, the village enjoys a peaceful, semi-rural atmosphere characterised by open fields, woodland walks, and far-reaching views. It is an ideal setting for those who appreciate outdoor living, with an abundance of footpaths and bridleways providing direct access to the surrounding landscape, perfect for walking, cycling, or simply enjoying the natural beauty of the area.

At the heart of the village is a strong and welcoming community spirit. South Wonston is particularly well regarded for its friendly atmosphere and active local life, with a range of facilities that support both convenience and connection. These include a well reputed Primary school, a local convenience shop for everyday essentials, a village florist, a well-used village hall hosting events and activities, and a doctor's satellite surgery providing accessible healthcare services.

For leisure and socialising, the village offers excellent amenities. The Drovers (Social Club) serves as a popular social hub, while the Pavilion at the Park and surrounding recreation grounds provide space for sports, outdoor activities, and community gatherings, ideal for families and those who enjoy an active lifestyle.

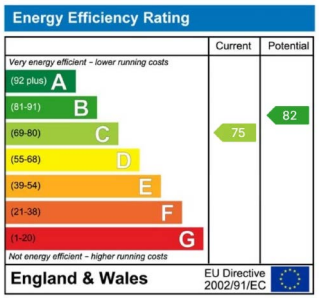
Despite its peaceful setting, South Wonston remains highly convenient. The nearby city of Winchester offers an extensive range of shopping, dining, and cultural attractions, along with a mainline railway station providing direct access to London within an hour. This proximity ensures residents can enjoy the best of both worlds, village calm with city connectivity.

In essence, South Wonston delivers a lifestyle defined by space, community, and convenience, combining the charm of rural living with a well-rounded selection of local amenities and excellent access to a historic cathedral city.historic cathedral city.



KEY INFORMATION

- A Truly Unique And Special Home In An Exceptional Setting
- Two Stylish And Contemporary Bathrooms And Two Shower Rooms
- Five Generous Bedrooms With Excellent Multi-Generational Living Potential
- Stunning And Stylish Light Filled Kitchen/Dining Room
- Impressive Sitting Room Opening Onto A Spacious Veranda With Idyllic Views
- Beautifully Extended With Exceptionally Spacious, Light-Filled Interiors
- Substantial Detached Family Home Offering Over 2,500 Sq. Ft.
- Generous WrapAround Gardens, Ample Driveway Parking And Detached Garage
- Breathtaking Far-Reaching Countryside Views To The Side And Rear
- Highly Desirable Position Within Sought-After Village Of South Wonston

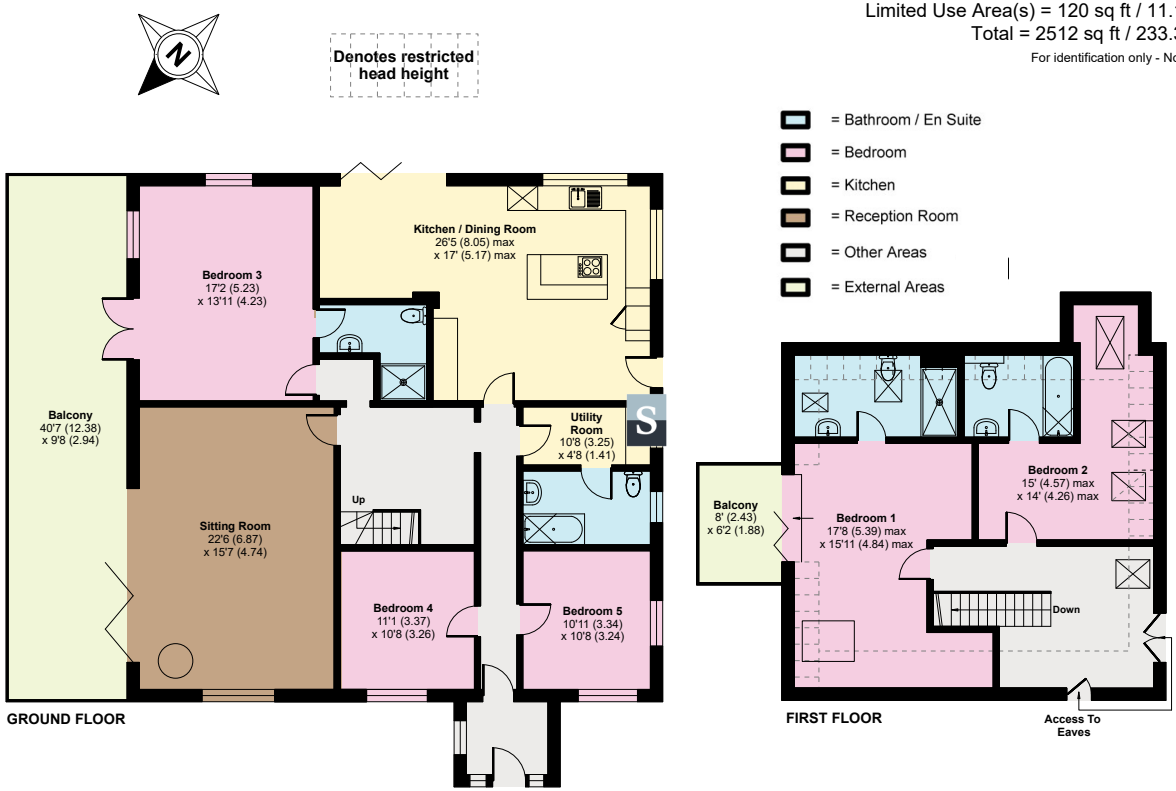


PROPERTY INFORMATION

Tenure – Freehold
Local Authority – Winchester City Council
Council Tax – Band F
EPC Rated – C

Field House, Christmas Hill, South Wonston, Winchester, SO21

Approximate Area = 2392 sq ft / 222.2 sq m
Limited Use Area(s) = 120 sq ft / 11.1 sq m
Total = 2512 sq ft / 233.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Toby Gullick Independent Family Estate Agents. REF: 1520154

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.

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

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Winchester, Hampshire | t.01962 678478 | m.07572 511114
e.toby@tobygullick.com | www.tobygullick.com