



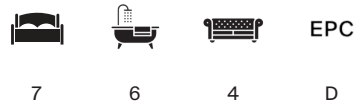
## HILLBROW HOUSE, ST GILES HILL

Winchester



# ST GILES HILL, WINCHESTER

An impressive Edwardian family home located upon St Giles Hill, with accomodation arranged over four floors and including a one bedroom annexe, a garage and generous gardens.



Local Authority: Winchester City Council

Council Tax band: H

Tenure: Freehold

Property area: 5,533 sq ft

Guide price: £2,450,000



## BARING ROAD, WINCHESTER SO23

Hillbrow House occupies a highly desirable position on St Giles Hill, a private residential area renowned for its peaceful setting and strong community. The property sits close to the beautiful open green parkland along Baring Road, offering scenic walks, play space for families and superb panoramic city views. Winchester city centre is within easy reach, offering boutique shops, restaurants and cafes, a theatre and cinema. Excellent transport links include junctions 9 and 10 of the M3, direct rail services to London Waterloo from 58 minutes, and access to the A34 and M27. The area is well served by highly regarded schools, within walking distance, including St Swithun's, Winchester College, Pilgrims and Peter Symonds College.







Hillbrow House is a beautifully presented detached Edwardian residence offering extensive and flexible accommodation arranged over four floors, ideal for multi-generational living. Extending to approximately 5,533 sq. ft., the house retains classic Edwardian proportions with high ceilings, attractive period features throughout and outstanding far reaching views.

The main house is entered via a welcoming reception hall leading to three elegant reception rooms: a double aspect drawing room, a dining room with a door onto the terrace and a sitting room with a large bay window, all featuring fireplaces. The bespoke Martin Moore kitchen/breakfast room is a standout space, centred around a large granite-topped island with integrated dining, complemented by fitted units, integrated appliances and space for informal seating. The kitchen enjoys superb north-facing views and leads through to a utility room, with a cloakroom completing the ground floor. The first floor offers four double bedrooms, including one with en-suite, alongside a family bathroom and separate shower room. The second floor is home to the principal suite with a bespoke dressing room and luxurious bathroom, plus a sixth bedroom or study, also with its own en suite bathroom.

Gas: Mains

Electric: Mains

Water: Mains

Sewage: Mains

What3words: ///spokes.pleaser.sing



## SELF CONTAINED ANNEXE

A particular highlight is the lower ground floor, which is accessible via the main house and also has its own direct garden access. As such, it can operate (as a leisure space for the main house) or as a self-contained apartment if required, and previously served as independent accommodation, making it ideal for extended family, guests or ancillary use. The lower ground floor comprises a kitchen/dining area, a living room, a bedroom, and a shower room, with additional basement storage.

## GARDEN

The house is approached via wrought iron gates from Baring Road, the property provides ample private parking and an oak-framed, detached garage. The gardens are predominantly laid to lawn, bordered by mature hedging and flowering beds, offering excellent space for family recreation. A split-level terrace and veranda with westerly aspect create an inviting outdoor entertaining area, perfect for evening use.







# Hillbrow House

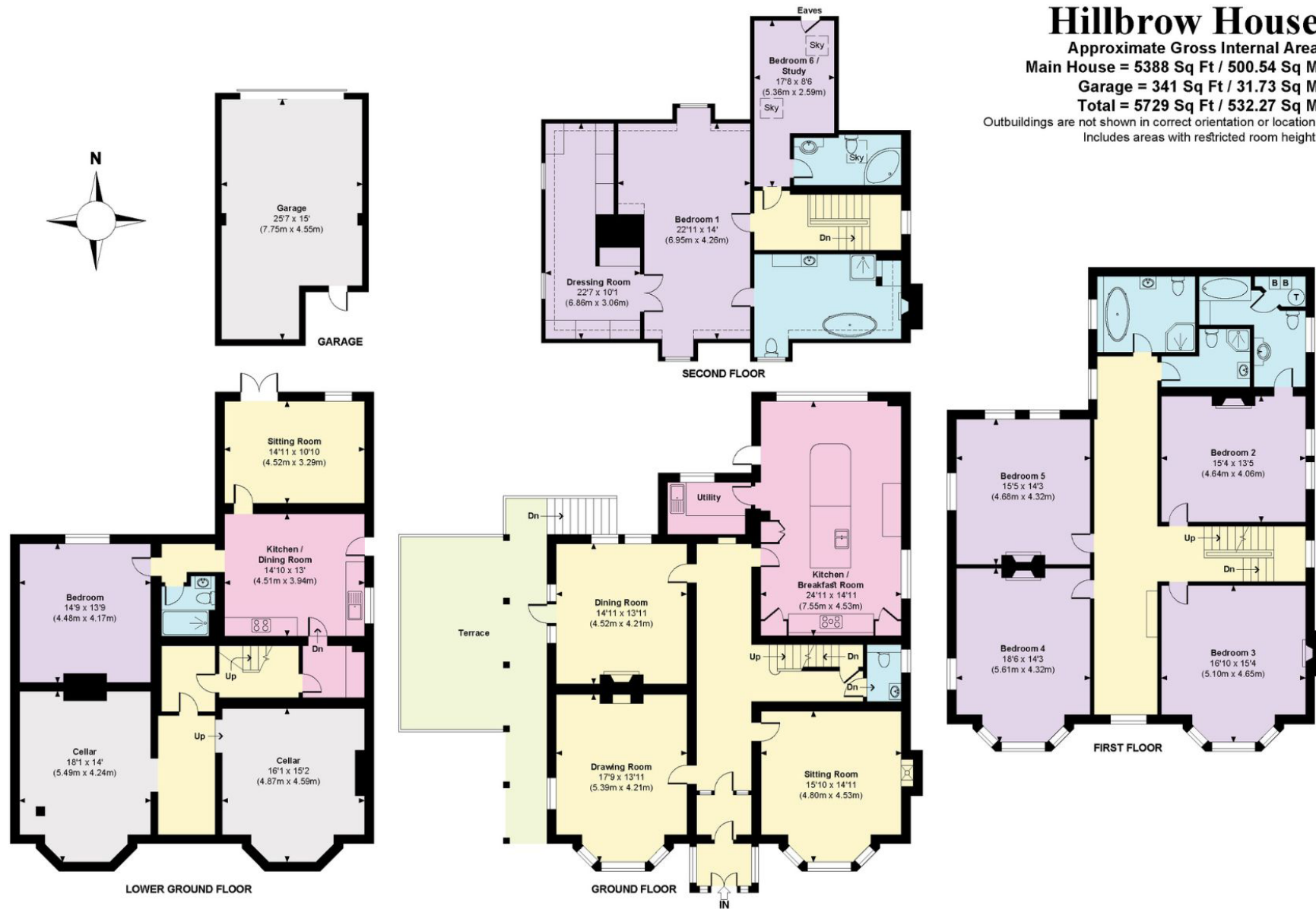
Approximate Gross Internal Area

Main House = 5388 Sq Ft / 500.54 Sq M

Garage = 341 Sq Ft / 31.73 Sq M

Total = 5729 Sq Ft / 532.27 Sq M

Outbuildings are not shown in correct orientation or location.  
Includes areas with restricted room height.



(Including Lower Ground Floor / Garage)  
Approximate Gross Internal Area = 532.27 sq m / 5729 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
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