



*Toby Gullick*  
INDEPENDENT PROPERTY SPECIALIST

# LAMORAK HOUSE, ARTHURS COURT, SLEEPERS HILL, WINCHESTER SO22 4NB

Guide Price £1,895,000

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# Exceptional & Elegant

AN EXCEPTIONAL AND ELEGANT RESIDENCE ON PRESTIGIOUS SLEEPERS HILL. REFINED. PERIOD STYLE CRAFTSMANSHIP. LUXURIOUS HIGH SPECIFICATION INTERIORS AND CAPTIVATING VIEWS OVER WINCHESTER BOASTS 2,693 SQ. FT / BEAUTIFUL LIGHT-FILLED INTERIORS / HIGH SPECIFICATION/SOUTH-FACING PRIVATE LANDSCAPED GARDEN/ EXCLUSIVE BOUTIQUE DEVELOPMENT/CLOSE TO WINCHESTER CITY CENTRE AND TRAIN STATION/ KINGS SCHOOL CATCHMENT/ / EPC RATED B/ NEW BUILD WARRANTY UNTIL JULY 2031

Situated within one of Winchester's most prestigious residential addresses, this exceptional detached residence occupies an elevated position on the highly sought-after Sleepers Hill, commanding far-reaching views across the surrounding Hampshire countryside. Expertly built by the renowned Sherbourne Developments, the property showcases true craftsmanship throughout, combining elegant period-style architecture with an exceptionally luxurious and high-specification finish. Designed with lifestyle, refinement and natural light in mind, the home extends to approximately 2,693 sq. ft and has been thoughtfully arranged to create beautifully balanced living spaces that flood and bathe in natural light throughout the day. High ceilings, handmade sash windows and carefully considered proportions enhance the sense of grandeur and sophistication, while bespoke cabinetry, classical detailing and premium natural materials reflect the outstanding quality synonymous with Sherbourne Developments. The property has been finished to an exceptional standard throughout, incorporating high-quality stone and wood flooring, thermostatically controlled underfloor heating throughout, energy-efficient LED lighting and integrated smart-home infrastructure including Lutron and audio prewiring. Further benefits include a fully installed security alarm system and carefully designed luxury bathrooms fitted with premium sanitaryware and porcelain tiling.

Alongside its luxurious specification, the home has been designed with environmental performance in mind, benefitting from high insulation standards to walls, floors and roofing to minimise heat loss and improve energy efficiency. Sustainable drainage solutions, including attenuated soakaways and porous paving where possible, further enhance the property's environmentally conscious design.

The home effortlessly balances timeless architectural elegance with the comfort and convenience expected of opulent, modern living, complemented by a private south-facing garden, garage and private driveway. Positioned within an exclusive boutique development and moments from the heart of Winchester, this is a residence that offers not simply exceptional accommodation, but an aspirational lifestyle in one of Hampshire's most desirable settings.

## GROUND FLOOR

The ground floor has been designed to offer both elegance and practicality, centred around a superb flow of living and entertaining space. A welcoming entrance hall immediately sets the tone for the home, showcasing the quality of finish through bespoke skirting, detailed architraves and refined cornicing. The beautifully proportioned drawing room provides a sophisticated

formal reception space, ideal for entertaining or relaxing, enhanced by large windows that draw in natural light and frame views towards the surrounding landscape, making it a truly special place to sit whatever the weather or time of day. A handsome Parkray wood burner creates an attractive focal point to the room, adding warmth, character and a wonderful sense of comfort during the winter months.

At the heart of the home lies the impressive kitchen/ breakfast room, thoughtfully designed as a social and functional family space. Individually crafted cabinetry is paired with premium work surfaces and a sleek central island with bar seating. A range of integrated appliances, including fridge freezer, Harvey Minimax water softener and dishwasher with AAA-rated appliances utilised where possible to maximise efficiency and sustainability. The generous living area opens naturally towards the appealing garden, creating a seamless connection between indoor and outdoor living. Complementing this is a separate formal dining room, creating an ideal setting for hosting and family gatherings while adding further versatility to the living accommodation.

A separate utility room provides additional storage, laundry space and further benefits from a premium mQuvee wine fridge, while a cloakroom adds convenience for guests. Throughout the ground floor, high-quality stone and wooden flooring, combined with thermostatically controlled underfloor heating and warm LED lighting, contribute to the home's luxurious yet welcoming atmosphere.

Further enhancing the lifestyle appeal of the property, part of the double garage has been thoughtfully converted to create a beautifully appointed home study, perfectly suited to modern executive living benefitting from underfloor heating, designed to provide a peaceful and refined working environment, this generous space offers excellent versatility for those seeking a dedicated home office, private consulting room or creative studio.

## FIRST FLOOR

The upper accommodation has been carefully arranged to maximise comfort, privacy and the elevated outlook enjoyed by the property. The principal bedroom suite offers an elegant retreat, featuring bespoke detailing and a luxurious en-suite four piece bathroom suite designed with a blend of traditional styling and contemporary finishes.

Three further double bedrooms provide generous and versatile accommodation for family members or guests, all served by beautifully appointed bathrooms complete with porcelain tiled floors, quality sanitaryware and high end finishes. Large windows throughout the upper floors allow natural light to flood the interiors while taking full advantage of the spectacular far-reaching views.

Prepared for modern living, the home also benefits from integrated data cabling and Wi-Fi infrastructure, enabling future smart-home automation and audio systems if desired.

A Lifestyle to Embrace

More than simply a home, this exceptional residence offers a lifestyle defined by luxury, refinement and effortless modern living. Combining elegant period-style design with beautifully light-filled interiors and premium craftsmanship throughout, the property provides an outstanding setting for both entertaining and family life, all within one of Winchester's most prestigious residential locations.

## GARDENS AND PARKING

Externally, the property enjoys a rear substantial private south-facing garden designed to complement both family life and outdoor entertaining. An Indian sandstone terrace provides the perfect setting for al fresco dining and summer gatherings, leading onto areas of lawn bordered with colourful planting to create a beautifully landscaped environment. Garden trees and main side flowerbed are all fitted with irrigation hoses for ease of watering. A useful garden shed provides additional external storage, ideal for gardening equipment and outdoor lifestyle essentials.

The elevated setting enhances the sense of privacy and tranquillity, while the surrounding greenery contributes to the home's exclusive and semi-rural feel despite its close proximity to the city centre.

To the front, gravelled driveway leads to the garage, offering a electric car charger, secure parking for six cars and additional storage space.

## WINCHESTER AND SURROUNDING AREA

Sleepers Hill is widely regarded as one of the most desirable residential locations within Winchester, characterised by substantial homes, leafy surroundings and excellent connectivity. The city itself offers an exceptional lifestyle, blending historic charm with a vibrant modern atmosphere.

Winchester's thriving high street features an eclectic mix of independent boutiques, cafés, fine restaurants and cultural attractions, together with theatres, galleries and seasonal events. The city is also renowned for its outstanding educational facilities, including Winchester College, St Swithun's School, The King's School and Peter Symonds College.

For commuters, the property is ideally placed for access to the M3, A34 and A303, providing convenient links to London, the South Coast and the West Country. Southampton Airport is approximately 20 minutes away by car, while Winchester's mainline railway station offers fast services to London Waterloo in just over an hour.

The surrounding Hampshire countryside, nearby New Forest National Park and renowned sailing destinations along the Hamble and Lymington coastline further enhance the lifestyle appeal, making this an exceptional location from which to enjoy both city and country living.

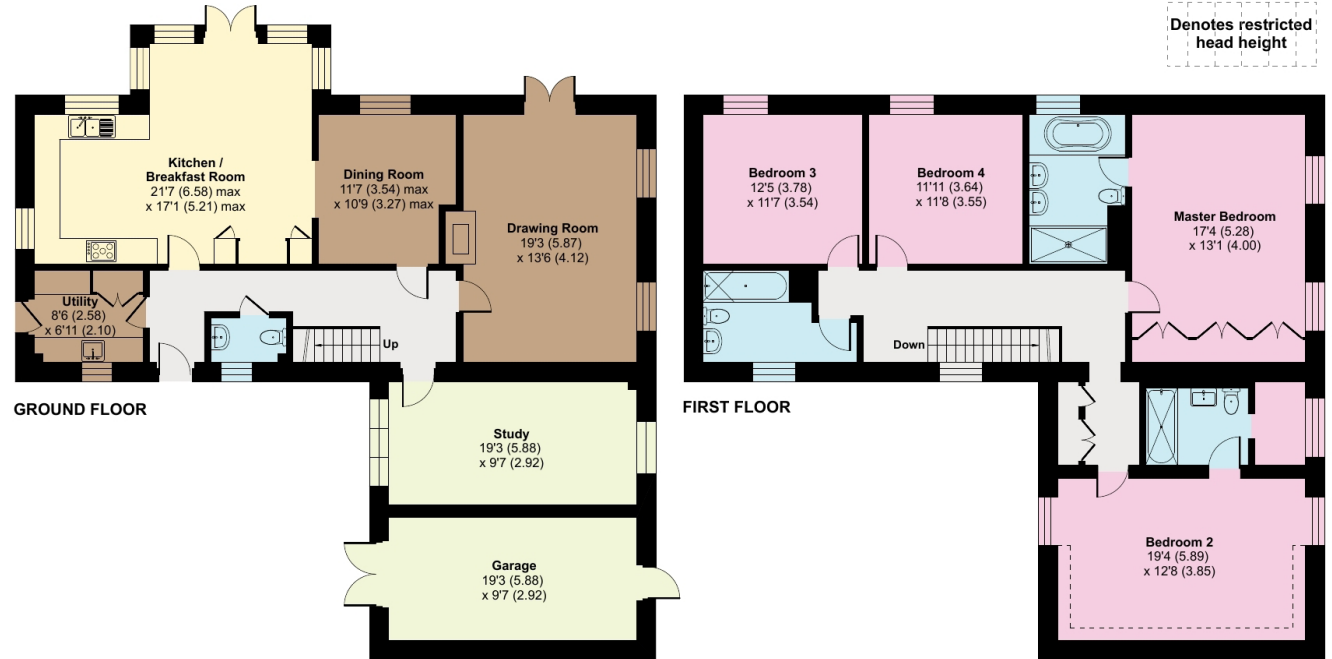


## KEY INFORMATION

- Exceptional And Elegant Detached Residence With Premium Specification Throughout
- Stunning Kitchen/ Breakfast Room Designed For Modern Family Living And Entertaining
- Approximately 2,693 sq. ft. Of Beautifully Appointed Accommodation/ New Build Warranty Until 2031
- Beautifully Appointed Drawing Room And Separate Light Filled Dining Room
- Four Generous Bedrooms And Three Luxurious Bathrooms
- Appealing South-Facing Private Garden With Indian Sandstone Terrace
- Garage With A Superb Separate Study/ Home Office/ EPC B
- Captivating Views From An Exclusive And Peaceful Setting
- Prestigious Elevated Setting On The Highly Sought-After Sleepers Hill in Winchester
- Within Walking Distance To Winchester City Centre, Mainline Station/ Kings School Catchment

## Lamorak House, Arthurs Court, Sleepers Hill, Winchester, SO22

Approximate Area = 2476 sq ft / 230 sq m  
 Limited Use Area(s) = 32 sq ft / 2.9 sq m  
 Garage = 185 sq ft / 17.2 sq m  
 Total = 2693 sq ft / 250.1 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). © nichecom 2026. Produced for Toby Gullick Independent Family Estate Agents. REF: 1453902

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(32-35) A		89	89
(36-37) B			
(38-40) C			
(41-45) D			
(46-55) E			
(56-65) F			
(66-75) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## PROPERTY INFORMATION

Tenure - Freehold

Local Authority - Winchester City Council

Council Tax Band G

EPC - Rated B

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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