



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

19 HYLDEBORNE ROAD, WINCHESTER, SO22 6GX

Guide Price £1,150,000

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Elite & Exceptional

AN ELITE AND EXCEPTIONAL FOUR-BEDROOM DETACHED FAMILY RESIDENCE OFFERING BEAUTIFULLY EXTENDED LIVING / BESPOKE FINISHES AND A PREMIUM LOCATION. AN IMPRESSIVE FAMILY HOME | BEAUTIFULLY EXTENDED | 2,236 SQ. FT. | BESPOKE OPEN-PLAN LIVING | HIGH SPECIFICATION THROUGHOUT/CLOSE TO CITY CENTRE/RAILWAY STATION/ LANDSCAPED GARDEN/ ENERGY EFFICIENT EPC RATED B/OUTSTANDING BARTON FARM PRIMARY ACADEMY

Occupying an enviable position within one of Winchester's most desirable modern developments, this exceptional Townsend design, built in 2019, represents a rare opportunity to acquire one of the development's finest family homes. Beautifully enhanced by the current owners with a substantial, high-quality extension completed approximately four years ago, the property now offers around 2,236 sq. ft. of impeccably appointed accommodation that effortlessly combines timeless architecture with contemporary luxury.

Every aspect of this home has been thoughtfully considered, creating elegant living spaces that are equally suited to entertaining on a grand scale as they are too relaxed family life. The extension has transformed the rear of the property into an outstanding open-plan living environment, complete with bespoke cabinetry, luxurious finishes and underfloor heating, creating a spectacular heart of the home flooded with natural light.

From its handsome façade, high-pitched gables and beautifully detailed multi-tonal brickwork to its landscaped gardens and premium interior finishes, this is a home that delivers exceptional quality from the moment you arrive.

GROUND FLOOR

The welcoming reception hall immediately sets the tone for the quality found throughout. Positioned to the front of the house, the elegant formal sitting room provides a sophisticated retreat for quieter evenings, featuring generous proportions and large windows that bathe the room in natural light. Across the hallway, a dedicated study offers the perfect home office, library or children's homework room, ideal for today's flexible lifestyles.

The rear of the property is where this remarkable home truly excels, this home has been further enhanced to create a specification well beyond the original build.

The impressive extension has created a magnificent open-plan kitchen, dining and family room, providing an exceptional space that effortlessly brings together cooking, dining and everyday living. Designed with both entertaining and family life in mind, the room enjoys an abundance of natural light through expansive sliding doors that open directly onto the landscaped gardens, seamlessly connecting indoor and outdoor living throughout the warmer months.

The beautifully appointed kitchen incorporates a comprehensive range of premium integrated appliances, including Bosch or Siemens appliances, an induction hob, integrated fridge freezer, dishwasher and extractor. A dedicated water filtration system provides convenient access to filtered drinking water directly within the kitchen.

The generous layout allows ample space for a substantial dining table and comfortable seating, creating an environment equally suited to everyday family meals, relaxed breakfasts and sophisticated entertaining. Luxury underfloor heating throughout the family room provides year-round comfort, while the generous proportions allow clearly defined seating and dining areas without compromising the open, sociable atmosphere that makes this room so special. The bespoke fitted cabinetry has been carefully designed to maximise both style and practicality, offering extensive storage whilst creating a sleek, contemporary aesthetic. The room has been thoughtfully designed with

a vaulted ceiling, creating an impressive sense of volume and enhancing the feeling of space and light. Two Velux roof windows draw additional natural light into the room from above, creating a bright and uplifting environment throughout the day.

A stylish cloakroom completes the ground floor accommodation.

FIRST FLOOR

The first floor continues the impressive sense of space, centred around a generous landing leading to four beautifully proportioned double bedrooms.

The principal bedroom has been designed as a luxurious sanctuary, complete with bespoke fitted wardrobes and an elegant en-suite shower room finished with premium sanitaryware, quality fittings and contemporary tiling.

A particularly appealing feature is the private front-facing balcony, accessed directly from the principal bedroom and overlooking the attractive front aspect. Generously proportioned with ample room for outdoor seating, it provides a wonderfully private setting for enjoying a morning coffee, taking in the surrounding outlook or unwinding at the end of the day – a highly desirable addition to a modern family home.

The guest suite benefits from fitted wardrobes and its own stylish en-suite shower room, making it ideal for visiting family, older children or independent teenagers.

Bedrooms three and four are equally generous doubles, both served by a beautifully appointed family bathroom featuring quality fittings and refined finishes.

GARDENS AND PARKING

The impressive, landscaped rear garden has been thoughtfully designed as a natural extension of the living accommodation, providing a private and tranquil setting for family life and outdoor entertaining. Directly outside the family room, the stunning pergola area creates a wonderful focal point and an exceptional setting for outdoor dining and entertaining. The established grapevine growing across the pergola brings character, greenery and a relaxed sense of charm to the garden, creating a particularly attractive backdrop throughout the seasons.

The pergola provides an inviting setting for long summer lunches, evening drinks or simply relaxing with family and friends, whilst the generous lawn and established planting beyond create a pleasing sense of privacy and maturity.

The relationship between the family room, sliding doors, pergola and garden is particularly successful. The garden becomes a natural extension of the principal living accommodation, providing an enviable environment for entertaining and enjoying outdoor life.

To the front, the property benefits from a generous private driveway providing parking for several vehicles, together with a generously sized double garage incorporating an electric vehicle charging point.

WINCHESTER AND SURROUNDING AREA

Hyldeborne Road enjoys an enviable position within Kings Barton, one of Winchester's most desirable modern neighbourhoods. Thoughtfully designed with attractive green spaces, tree-lined streets and excellent connectivity, the area offers an exceptional lifestyle within easy reach of the historic city centre.

Kings Barton has been thoughtfully designed to create a vibrant, well-connected community where everyday life feels effortless. For families, education is a particular highlight, with Barton Farm Primary Academy rated Outstanding, providing an exceptional local choice for young families.

The neighbourhood is complemented by an evolving selection of community amenities, including welcoming communal spaces, a local centre and planned facilities incorporating a nursery and health centre/ GP surgery — bringing convenience and community firmly to your doorstep.

One of Kings Barton most distinctive features is its exceptional connection to the outdoors. Barton Meadows, an impressive 32-hectare nature reserve, lies alongside the development, creating a beautiful natural backdrop and offering an abundance of opportunities to walk, explore and enjoy the surrounding landscape.

Beautifully planned green spaces are woven throughout the neighbourhood, with village greens, landscaped areas, a welcoming town square and dedicated children's play spaces. Residents can also benefit from planned sports pitches, a community pavilion and local allotments, encouraging an active and sociable way of life.

A network of dedicated walking and cycling routes extends throughout Kings Barton and beyond, connecting with surrounding countryside and routes towards Winnall Moors. Despite its peaceful, green setting, Kings Barton is ideally placed for enjoying everything Winchester has to offer. A neighbourhood centre is planned to provide convenient local shopping, including retail units and food store space, making everyday essentials readily accessible.

For commuters and those travelling further afield, a planned Park & Ride facility will provide an additional transport connection serving the north of Winchester. Meanwhile, dedicated pedestrian and cycle routes provide direct access towards Winchester city centre and Winchester railway station. This outstanding home is conveniently positioned within easy reach of the city's thriving centre, where independent boutiques sit alongside renowned restaurants, artisan cafés and traditional pubs. The magnificent cathedral, riverside walks and nearby South Downs National Park provide an enviable lifestyle for families and professionals alike. Winchester is renowned for its rich heritage, magnificent cathedral, independent boutiques, award-winning restaurants and vibrant café culture. Excellent state and independent schools, beautiful countryside walks, the South Downs National Park and outstanding transport connections all contribute to its reputation as one of the South of England's most sought-after places to live.

Few locations combine history, education, connectivity and countryside quite like Winchester. Winchester is widely recognised for its outstanding schooling, both state and independent, making it one of Hampshire's most sought-after places to live.

For commuters, Winchester's mainline railway station offers direct services to London Waterloo in around an hour, while the nearby M3 provides excellent access to London, Southampton and the wider motorway network.



KEY INFORMATION

- An Elite And Exceptional Four Bedroom Detached Family Home Extending To Approximately 2,236 sq. ft.
- Four Double bedrooms, Including Two Luxurious En-suite Bathrooms / Contemporary Bathroom
- Beautifully Extended In 2022, Creating An Outstanding Open-Plan Kitchen, Dining And Family Room
- High Specification Throughout With Premium Integrated Appliances And Quality Contemporary Finishes
- Bespoke Fitted Cabinetry And Underfloor Heating Throughout The Extension
- Elegant Sitting Room And Separate Study Offering Superb Versatility
- Energy-Efficient Home With An EPC Rating Of B / The Benefit Of The Remaining NHBC Warranty
- Landscaped Rear Garden With A Beautiful Pergola Seating Area
- Double garage With Electric Charging Point/ Private Driveway Providing Ample Parking For Several Vehicles
- Situated On The Highly Desirable Hyldeborne Road, Conveniently Positioned For Winchester City Centre/ Railway Station

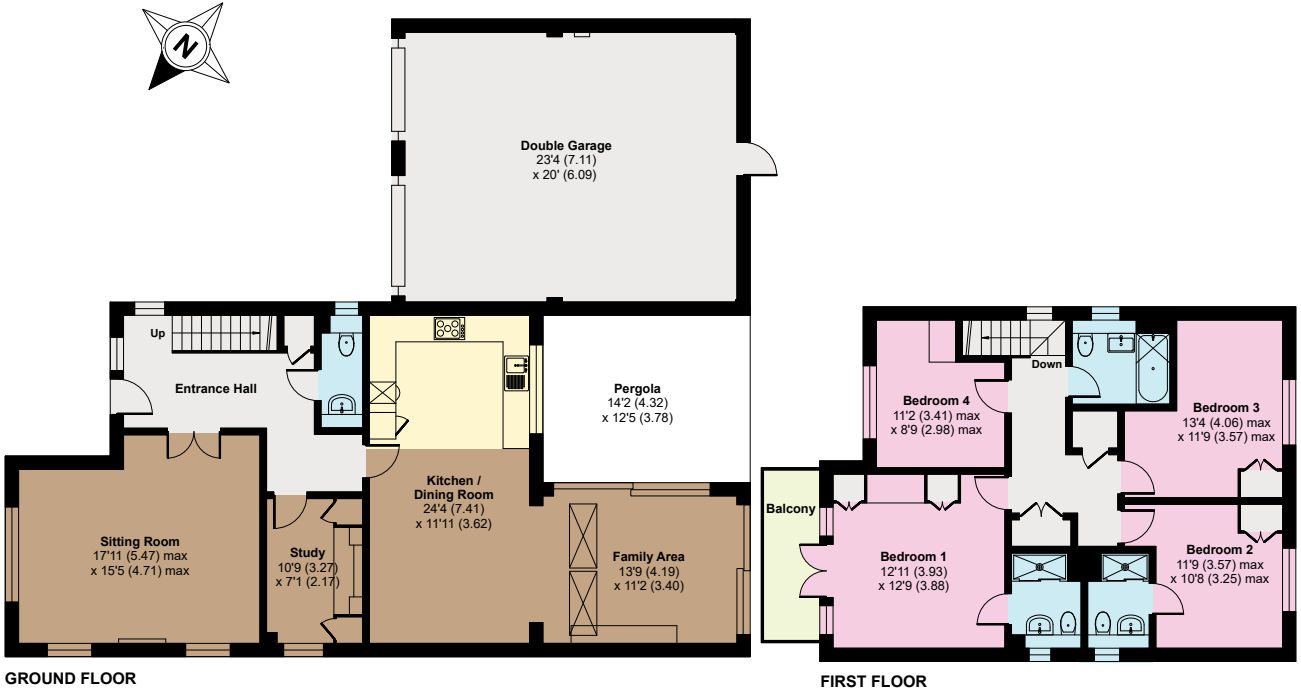
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

PROPERTY INFORMATION

Tenure – Freehold
Local Authority – Winchester City Council
Council Tax – Band G
EPC Rated – B

Hyldeborne Road, Winchester, SO22

Approximate Area = 1770 sq ft / 164.5 sq m
Garage = 466 sq ft / 43.2 sq m
Total = 2236 sq ft / 207.7 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: 1503405

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.
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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