



21 Kerrfield, Winchester, Hampshire SO22 5EX
Guide Price £1,875,000 Freehold



21 Kerrfield, Winchester, SO22 5EX

5 Bedrooms, 3 Bathrooms

Guide Price £1,875,000

- Spacious family home in an exceptionally private setting
- Over half an acre of established gardens with far reaching views towards Winchester Cathedral and St Giles Hill
- Approx 4000 sq ft of versatile accommodation including a detached double garage
- Five double bedrooms, three bathrooms, with substantial principal bedroom suite
- Impressive 27' sitting room with garden and skyline views
- Kitchen/breakfast room opening directly onto the garden
- Flexible reception spaces including office, library/music area and lower ground floor gym/cinema/playroom
- Exclusive residents' access to the approx two acre Kerrfield Dell
- Ample driveway parking, double garage, and electric vehicle charging
- Less than a mile from Winchester railway stn, and city centre amenities
- Well positioned for highly regarded state and independent schools.



**21 KERRFIELD
WINCHESTER
SO22 5EX**

An exceptional and wonderfully private family home of impressive proportions, occupying a secluded position within one of Winchester's most sought-after residential settings, with glorious gardens and far-reaching views towards St Giles Hill and Winchester Cathedral.

Approached along a private lane shared with just one other property, 21 Kerrfield enjoys an unusually peaceful and discreet setting. Surrounded by mature trees and established gardens, it has an almost country-house atmosphere yet remains within walking distance of Winchester city centre. It is a rare combination: considerable space, privacy and greenery without sacrificing the convenience of city living.

The house itself is substantial, extending to approximately 3,780 sq ft of internal accommodation, with a further 381 sq ft double garage, and has been designed to make the most of its elevated position.

Generous windows throughout draw in an abundance of natural light, while many of the principal rooms enjoy beautiful outlooks across the gardens and Kerrfield Dell.

At the heart of the ground floor is a broad and welcoming entrance hall, from which the principal reception rooms flow.

The impressive sitting room measures approximately 27'8" in length and is a particularly elegant space, centred around a feature fireplace with limestone surround. Two large windows frame wonderful views across the rear garden, over the Dell and towards the Winchester skyline beyond.





The dining/family room provides another substantial entertaining space, while a separate office offers an ideal environment for working from home. The versatility of the accommodation is one of the property's defining qualities. There are spaces for formal entertaining and relaxed family life, as well as quieter areas for working, reading or retreating from the main living rooms.

Alongside the sitting room is a generous office, with stairs rising to a galleried library/music area above and continuing down to a superb lower-ground-floor gym/playroom. At approximately 23' long, this wonderfully versatile room lends itself equally well to use as a games room, cinema, music room or home gym and opens directly onto the garden terrace.





The kitchen/breakfast room forms the everyday heart of the house, with extensive fitted cabinetry, Corian work surfaces, and space for informal dining.

French doors open directly onto the terrace and garden, whilst the adjoining utility room provides practical laundry and storage space.



PRINCIPAL BEDROOM SUITE:

Occupying a substantial part of the first floor, the principal suite comprises a generous bedroom, a separate dressing or sitting area, extensive fitted storage and an ensuite shower room.

Large windows bring in excellent natural light and create attractive outlooks across the surrounding greenery.



Four further bedrooms are arranged across the upper floors, together with additional bath and shower rooms. The second-floor bedroom is an especially appealing and private space, making it well suited to an older child, guest suite or live-in accommodation. In total, the house offers five bedrooms in its present configuration, with considerable flexibility to adapt as family requirements evolve.





EDUCATION:

Schooling: The property is located just off the Romsey Road, in near walking distance of Kings School, Stanmore Primary School, St Peters RC Primary School, and in catchment for the renowned Peter Symonds 6th Form College.

Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.



THE PROPERTY - USEFUL INFORMATION:

CONSTRUCTION: Detached five-bedroom home, believed to have been built in the 1980s, with brick elevations under a tile roof, detached double garage to the side and large area for forecourt parking. Approx. 0.5-acre plot.

LOCAL AUTHORITIES: Hampshire County Council, Winchester City Council.

PARKING: Double garage, electric car charging point and ample driveway parking.

SERVICES: Mains gas, electricity and water and drainage are connected.

TENURE: Freehold. Council Tax Band G; EPC Band D.

BROADBAND: (Source: Ofcom) Superfast Broadband is available with up to 80mbps download speeds.

FLOODING: (Source: Govt Environment Agency): Surface water, Groundwater, Rivers & Seas, Reservoirs: All Risks are Very Low.



LOCATION:

Kerrfield was developed in the 1980's and is a quiet cul-de-sac on the edge of the exclusive Sleepers Hill area of Winchester. The properties are an attractive selection of detached spacious family homes, built around a two acre central green area, known as Kerrfield Dell.

The Sleepers Hill area is one of the prime residential locations of Winchester and is known for its substantial houses in large leafy gardens and retains a distinctly rural feel whilst being less than a mile to Winchester's mainline railway station and the central shops and amenities that Winchester has to offer.

There is the further benefit of a regular bus service along Romsey Road which brings you into the historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses. Further entertainment and interest can be found in the river walks, the theatre, cinema, many museums and the city's stunning cathedral.



GARDENS AND SETTING

The gardens are a particular highlight of 21 Kerrfield and provide an exceptional backdrop to the house. Immediately to the rear, broad terraces create generous areas for outdoor dining, entertaining and relaxation before steps descend through beautifully established planting to an expansive lawn.

Mature trees and shrubs create a remarkable sense of seclusion, while the open central lawn draws the eye towards the far-reaching outlook beyond. From both the house and garden there are lovely views across Kerrfield Dell towards Winchester Cathedral and St Giles Hill – a wonderful reminder of just how close the property remains to the heart of the city.

To the front, established planting provides further privacy from the private lane, with ample driveway parking, electric car charging point, and a detached double garage.

Residents of Kerrfield also enjoy exclusive access to Kerrfield Dell, an approximately 2.1-acre private park available solely to the 22 houses within the development, subject to a nominal maintenance contribution. This additional green space further enhances the sense of openness and tranquillity for which Kerrfield is so highly regarded.

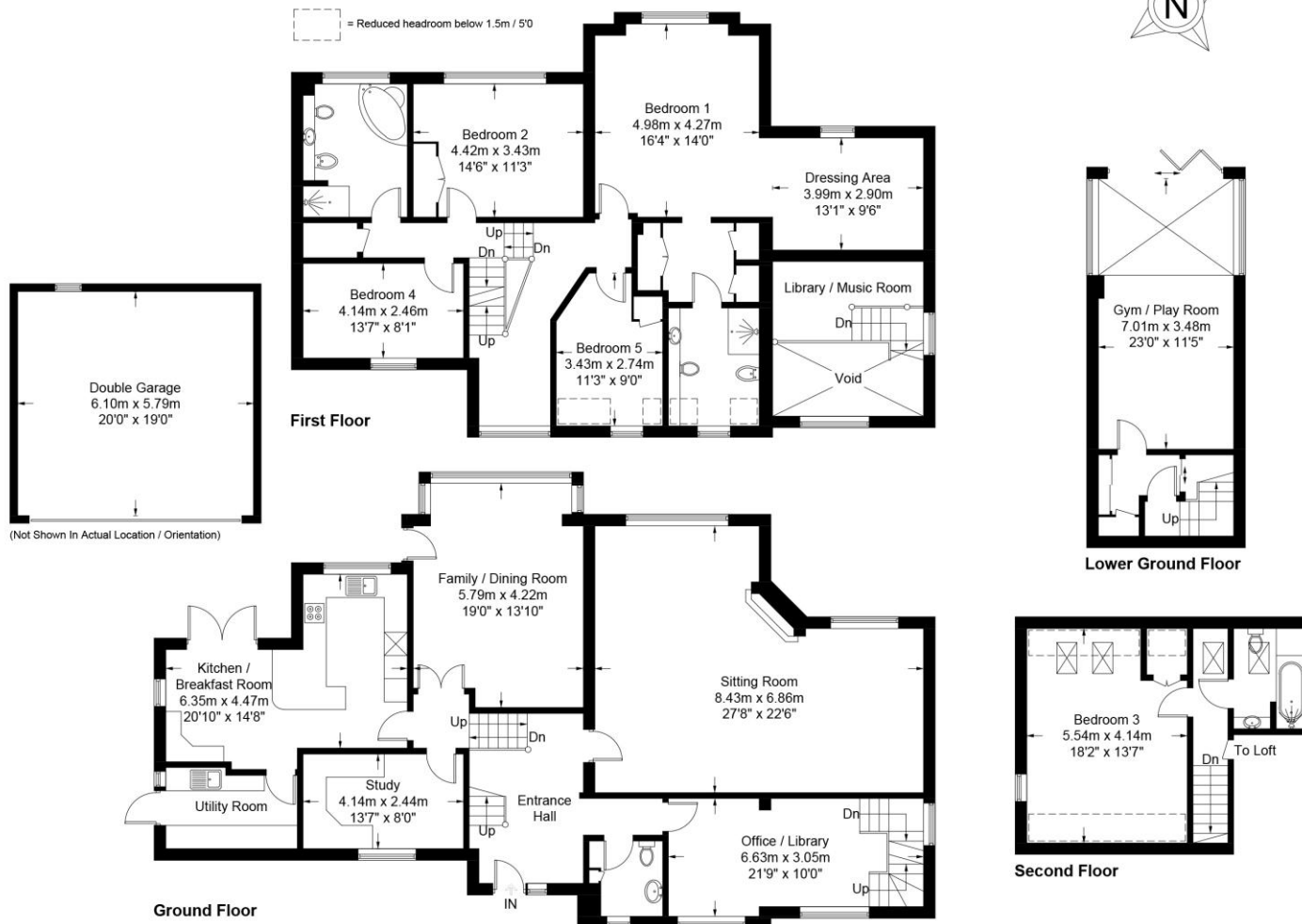


Approximate Gross Internal Area = 351.2 sq m / 3780 sq ft

(Excluding Void)

Double Garage = 35.4 sq m / 381 sq ft

Total = 386.6 sq m / 4161 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.

Created by Emzo Marketing (ID1051348)

MAC NKS

64 Parchment Street • • Winchester • SO23 8AT

T: 01962 843346 • E: winchester@martinco.com

01962 843346

<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

MARTIN&CO