



*Toby Gullick*  
INDEPENDENT PROPERTY SPECIALIST

# GREENHAVEN, 84 DOWNS ROAD, SOUTH WONSTON SO21 3EW

Guide Price £895,000

4 3 2



# Individual & Stylish

AN INDIVIDUAL AND STYLISH DETACHED RESIDENCE WHERE LIFESTYLE, REFINEMENT AND QUALITY BLEND IN AN IDYLIC AND HIGHLY SOUGHT AFTER VILLAGE SETTING

BOASTS 2789 SQ. FT./STUNNING LIGHT FILLED ROOMS/ /GENEROUS PLOT/BEAUTIFUL SOUTH FACING ORNATE GARDEN

Set within the charming and well-regarded village of South Wonston, this exceptional four-bedroom detached house represents a unique opportunity to acquire a home of true quality. Thoughtfully extended and meticulously and lovingly enhanced by the current owner, the property boasts 2789 Sq. Ft. and seamlessly combines timeless design with modern sophistication.

From the moment you arrive, there is an immediate sense of promise. Every element of the house has been carefully considered to create a harmonious balance between style and practicality, offering generous, light-filled spaces that adapt effortlessly to both family life and entertaining.

This is a home designed not only to impress, but to be lived in and enjoyed, where comfort and attention to detail come together to create an environment of refined design and luxury.

## GROUND FLOOR

A truly striking introduction to the house, the vaulted entrance hall immediately conveys a sense of scale and architectural presence. Flooded with natural light and centred around a modern wood-burning stove, this welcoming space offers both warmth and visual impact in equal measure, perfectly balancing character with contemporary refinement. The abundance of glazing throughout the property awakens the senses with extensive open space, a stylish interior and flooded with natural light. The impressive ceiling height enhances the feeling of openness, while the galleried landing above creates a beautiful visual connection between floors. This thoughtfully crafted entrance sets an opulent tone, offering a glimpse of the quality and attention to detail that continues throughout the house, while providing a practical yet stylish transition into the main living spaces beyond.

One of the many highlights of this special home is the stunning open-plan kitchen/ breakfast room and dining area, perfectly suited to modern lifestyles. The kitchen features a comprehensive range of sleek cabinetry paired with rich solid oak work surfaces, complemented by a substantial, contemporary island with bar seating and a contrasting stylish granite worktop, creating a striking centrepiece ideal for both formal and informal dining and entertaining.

Underfloor heating enhances comfort in the kitchen area, while the generous proportions of the space allow for effortless movement and social interaction. The beautiful dining area positioned to the rear, is bathed in natural light from a striking lantern skylight, creating a perfect space for dining and entertaining whatever the season, with double doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living.

A separate utility room ensures practicality is never compromised, offering additional storage and space for household needs.

The generously sized sitting room provides a calm retreat, complete with an attractive Bath stone fireplace and warm wood flooring, ideal for relaxing evenings.

The ground floor has been designed with flexibility in mind. Three well-proportioned bedrooms, all featuring fitted wardrobes, provide comfortable living for family or guests. One benefits from a stylish en-suite shower room, while a contemporary family bathroom serves the remaining rooms.

## FIRST FLOOR

Upstairs, the galleried landing leads to a truly impressive principal suite. This serene sanctuary boasts a walk-in wardrobe, dressing area, and an en-suite bathroom. An additional generously sized mezzanine offers endless possibilities, be it a home office, studio, or guest accommodation. This is more than just a house, it is a home that reflects a lifestyle of comfort, quality, and quiet sophistication. With its generous proportions, elegant design, and idyllic village setting, it offers an exceptional living experience for those seeking both refinement and practicality.

## GARDENS AND PARKING

The exterior of the house has been thoughtfully arranged to complement the quality of the interior, creating a private and inviting setting for both relaxation and social occasions. A generous gravel driveway provides ample off-road parking and leads to the double garage, offering both practicality and ease of access.

To the rear, the enclosed south facing garden presents a beautifully balanced outdoor space, designed with lifestyle in mind. A raised terrace offers an ideal setting for al fresco dining, morning coffee, or evening entertaining, with an elevated and appealing outlook across the garden. Steps lead down to a well-maintained lawn, an additional patio further down the garden provides an alternative entertaining space. The garden is complemented by raised vegetable beds, perfect for those who enjoy growing their own produce, and bordered by established shrubs and planting that provide both colour and a sense of seclusion throughout the seasons. A substantial timber shed at the rear of the garden provides excellent storage or workspace, complete with a pitched roof and easy



access. Adjacent, a covered wood store offers a practical and neatly arranged solution for log storage.

Whether hosting summer gatherings, enjoying time with family, or simply unwinding in a peaceful outdoor environment, the garden offers a versatile extension of the living space, combining privacy and maturity in a peaceful setting.

## 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.

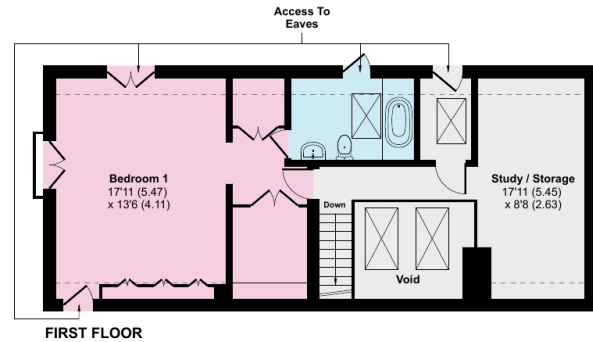


# KEY INFORMATION

- An Individual And Stylish Detached Residence
- Four Superb Double Bedrooms/ Impressive Principal Suite With Dressing Roomm
- Stunning Light Filled Kitchen/ Breakfast Room
- Beautiful Dining Area With Striking Lantern Skylight
- Generously Sized Sitting Room With Feature Fire Place
- Superb Versatile Reception Rooms
- Immaculately Presented Throughout /Boasts 2789 Sq. Ft
- Beautiful Private And Secluded South Facing Garden With Seating Areas, Storage Shed And Wood Store
- Double Garage/ Substantial Driveway
- Idyllic Village Location

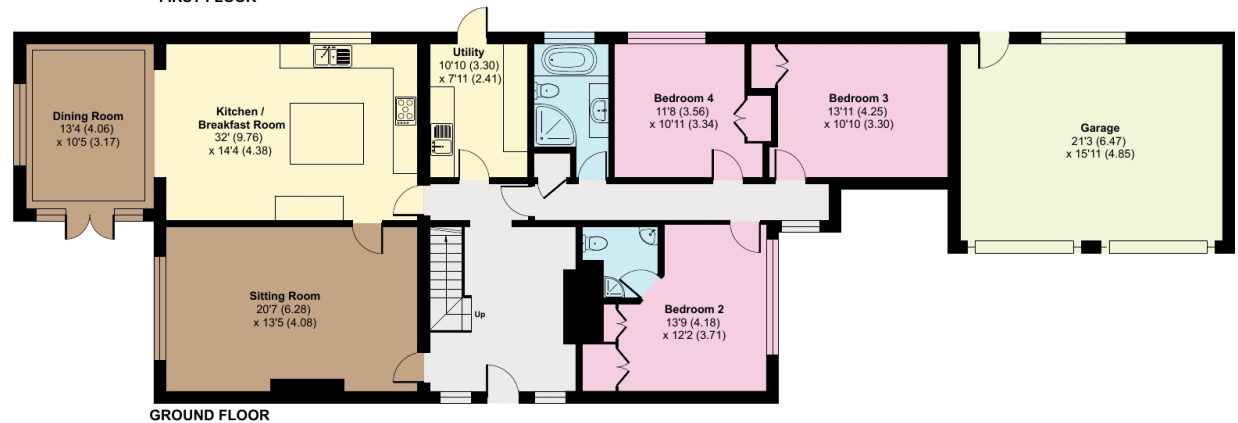
## Downs Road, South Wonston, Winchester, SO21

Approximate Area = 2277 sq ft / 211.5 sq m (excludes void)  
 Limited Use Area(s) = 174 sq ft / 16.1 sq m  
 Garage = 338 sq ft / 31.4 sq m  
 Total = 2789 sq ft / 259 sq m  
 For identification only - Not to scale



Denotes restricted head height

- = Bathroom / En Suite
- = Bedroom
- = Kitchen
- = Reception Room
- = Other Areas
- = External Areas



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñxhecom 2026. Produced for Toby Gullick Independent Family Estate Agents. REF: 1438944

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

## PROPERTY INFORMATION

Tenure – Freehold  
 Local Authority – Winchester City Council  
 Council Tax – Band E  
 EPC - Rated D