



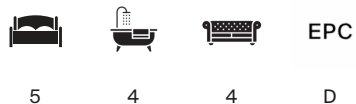
TRINITY HOUSE, LANKHILLS ROAD

Winchester, Hampshire, SO23



LANKHILLS ROAD, WINCHESTER

A striking, architecturally refined home of glass, light and precision design, set within one of Winchester's most desirable settings yet only a short walk from the city centre and mainline station.



Local Authority: Winchester City Council

Council Tax band: G

Tenure: Freehold

Guide price: £2,650,000



Trinity House is a remarkable contemporary residence, crafted by the renowned Huf Haus design studio and set along an exclusive lane in Winchester. It offers a rare combination of privacy and, design excellence and close proximity to within one of England's most celebrated cathedral cities. Completed in 2007, the house is a superb example of modern German engineering and craftsmanship. Its signature post-and-beam structure, combined with expansive glazing, creates a dramatic yet calming living environment—where clean lines, natural materials and carefully considered design come together in perfect harmony with the surrounding landscape.







ARRANGED ACROSS THREE FLOORS, THE ACCOMMODATION IS BOTH VERSATILE AND ELEGANTLY PROPORTIONED.

Floor-to-ceiling windows invite natural light into every corner, while the open-plan layout enhances both space and flow. Advanced systems, such as a ground source heat pump powering underfloor heating, integrated security, and electronically operated external blinds.

At its heart lies an exceptional Bulthaup kitchen, elegantly appointed with Italian Carrara marble worktops and a full suite of premium Miele appliances, including multiple ovens, two dishwashers and twin refrigeration units, perfectly suited to both everyday living and entertaining. The ground floor connects seamlessly with the garden, while an additional reception room provides flexibility as a study, a snug or a formal sitting room.

The lower ground floor offers highly adaptable accommodation, ideal for teenagers, guests or independent living. This level includes a bedroom, shower room, utility space, music room, and a generous reception area currently arranged as a playroom or media space, complete with fitted Bulthaup units.

Upstairs, a striking mezzanine landing opens onto a balcony overlooking the garden. The principal suite features a dressing room and en suite bathroom, complemented by three further



GARDEN AND LOCATION

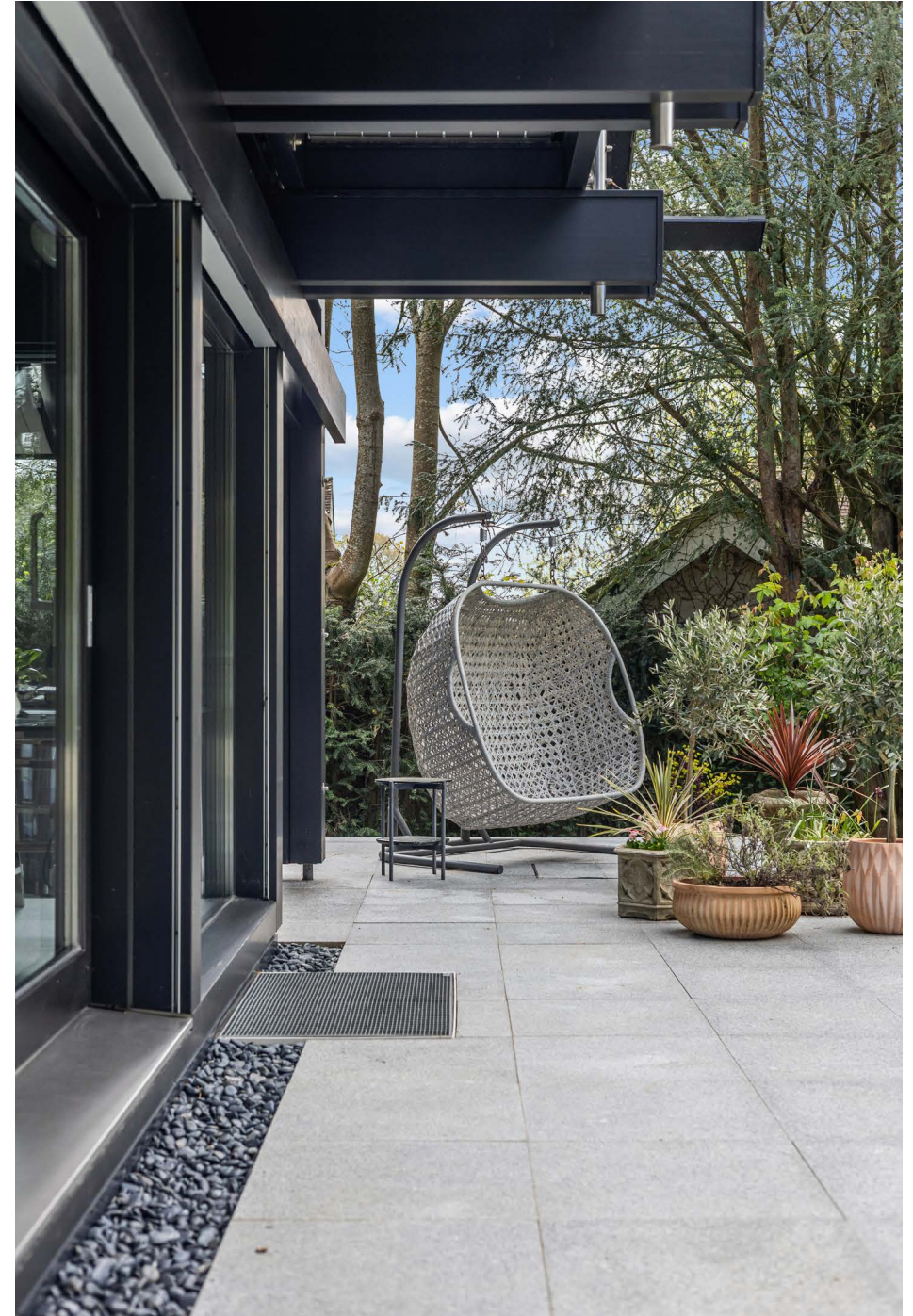
The approach to Trinity House is both understated and impressive, with a landscaped pathway leading through thoughtfully designed gardens. A paved parking area and covered carport provide ample space for several vehicles.

The gardens themselves are carefully curated to complement the home's architectural style. Mature trees create a natural sense of privacy, while outdoor living is enhanced by a covered terrace adjoining the kitchen—ideal for al fresco dining—and a generous south-facing terrace, perfectly suited to entertaining against a tranquil green backdrop.

LOCATION

Positioned just moments from the heart of Winchester, the property offers the best of city living within a serene residential setting. The vibrant city centre, mainline railway station (with direct services to London Waterloo in approximately 58 minutes), and picturesque riverside walks along the Itchen, are all within a few minutes walk.

Winchester is renowned for its exceptional blend of heritage, culture, and convenience, with an outstanding selection of schools including Winchester College and St Swithun's School, alongside a wide array of independent shops, restaurants, and green spaces—making this an ideal setting for refined yet connected modern living.





Trinity
House



Approximate Floor Area = 355.5 sq m / 3827 sq ft
 Outbuilding = 17.1 sq m / 184 sq ft
 Total = 372.6 sq m / 4011 sq ft (Excluding Carport / Void)



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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