



*Nony*  
Kerr - Smiley  
FREELANCE ESTATE AGENT

**Hillsborough, 3 Andover Road North, Winchester, SO22 6NN**

**Overs Over £1,095,000 Freehold**

*Nony*  
Kerr - Smiley  
in association with  
**MARTIN&CO**

  
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**Hillsborough,**

**3 Andover Road North**

**3 Bedrooms, 3 Bathrooms**

**Offers Over £1,095,000**

- A fine example of a 1930s detached family home sitting in exquisite gardens
- Large kitchen/breakfast room with doors to garden
- Sitting room running depth of property with bow window and doors to gardens
- Dining room leading to study/bedroom four
- Home office/utility/downstairs cloakroom
- Principal bedroom with ensuite shower room
- Guest Bedroom with ensuite shower room
- Bedroom Three,
- Family bathroom and cloakroom
- Beautifully maintained front and rear gardens
- Garden store
- In catchment for Harestock Primary School and Henry Beaufort schools
- EPC Band C, Council Tax Band G



**HILLSBOROUGH,  
3 ANDOVER ROAD NORTH  
WINCHESTER, SO22 6NN**

A fabulous example of a 1930s detached family house, one of only a few built in this decade in Winchester.

Hillsborough is enviably located for walking distance to both the town centre and railway station, but also more local amenities on Stoney Lane.

The property offers immense versatility in layout as well as potential for extensions, for which the current owner previously acquired planning permission to extend the property across the first floor (ref 12/00918/FUL), and whilst this has now lapsed, it should be possible to be reapplied for.

In 2025/6, our client extended the ground floor accommodation into the former garage, to create a beautifully designed home office/utility and cloakroom, which adds to the versatility of the ground floor accommodation.

An attractive front garden with gravelled driveway leads to the (covered porch) and into a gracious hallway which leads, in turn, to all main rooms.

The kitchen/breakfast room is fitted with a range of shaker style cabinetry, with copious wall and base units with under pelmet lighting, fitted dishwasher, and space for a large range cooker which sits under a striking copper canopy.

There is ample room for a breakfast table, and a door to the garden terrace.





**RECEPTION ROOMS:** The sitting room is a wonderful room, running the depth of this home, with deep bow window to the front, and sliding doors to the rear, flooding the room with light. There is an attractive feature fireplace and uplighters around the room.

This leads in the dining room, also with doors to the terrace and rear garden, and there is a door into the study (ideal as a fourth bedroom), which overlooks the front garden.





**BEDROOMS & BATHROOMS:** From the hallway, an attractive staircase leads to the first floor, where a generous landing leads to all three bedrooms, two of which have ensuite bathrooms. The principal bedroom replicates the bow window in the sitting room below. It benefits from wall of wardrobes and a large ensuite shower room, sitting under Velux windows.

Bedroom two also has a large ensuite shower room and benefits from eaves storage areas. Bedroom three is a further double bedroom; the family bathroom has a bath, shower and basin, and there is a separate cloakroom, offering further flexibility of accommodation.





#### **GARDENS:**

The gardens are a special joy at Hillsborough. The front garden is filled with shrubs and borders and has ample space for seating area. There is ample room for parking several cars on a gravelled drive.

The secluded rear garden is also fabulous. There is a deep paved terrace, leading onto the lawn, which is interspersed with hedging and borders, cleverly splitting the garden areas into sections which families may welcome for vegetable gardens and play areas.



## HILLSBOROUGH – USEFUL INFORMATION

### THE PROPERTY:

Construction: The house dates from the 1930s with red brick elevations under a tiled roof, with 21<sup>st</sup> century extensions.

Local Authorities: Hampshire County Council and Winchester City Council

Parking: Gravelled drive offering generous parking for several cars.

EPC Band C; Council Tax Band G; Tenure: Freehold

Overall Plot Size: 0.28 acres

Services: All mains services connected

Broadband: (source: Ofcom) Ultrafast Broadband is available in this area, offering 1000mbps download and 100mbps upload speeds.

Flood risk: (source: Govt Environment Agency: Surface water, rivers & seas, all 'very low risk'. Groundwater: outside of a ground water flood alert area



### LOCATION:

Hillsborough is enviably located for walking distance to both the town centre and railway station, but also more local amenities on Stoney Lane such as a co-op, Boots chemist, Costa Coffee, but also Waitrose and Aldi, Friarsgate GP surgery, and various takeaways and restaurants.

The historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses, is within walking distance.

Further entertainment and interest can be found in the river walks, the theatre, cinema, many museums and the city's stunning cathedral

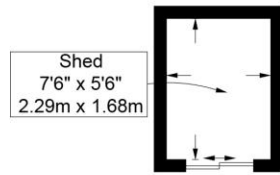


### EDUCATION:

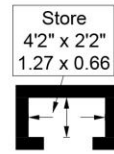
Schooling: The property falls within catchment for Harestock Primary School, The Henry Beaufort School, and Peter Symonds 6th Form College, each of which are within walking distance.

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.

Approximate Gross Internal Area = 187.8 sq m / 2021 sq ft  
 Shed / Store = 4.7 sq m / 50 sq ft  
 Total = 192.5 sq m / 2071 sq ft

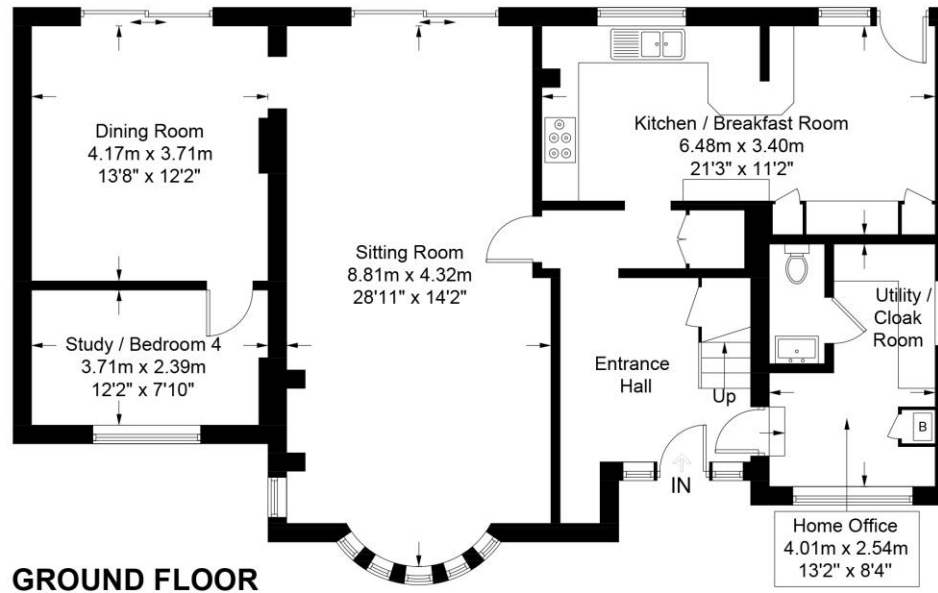


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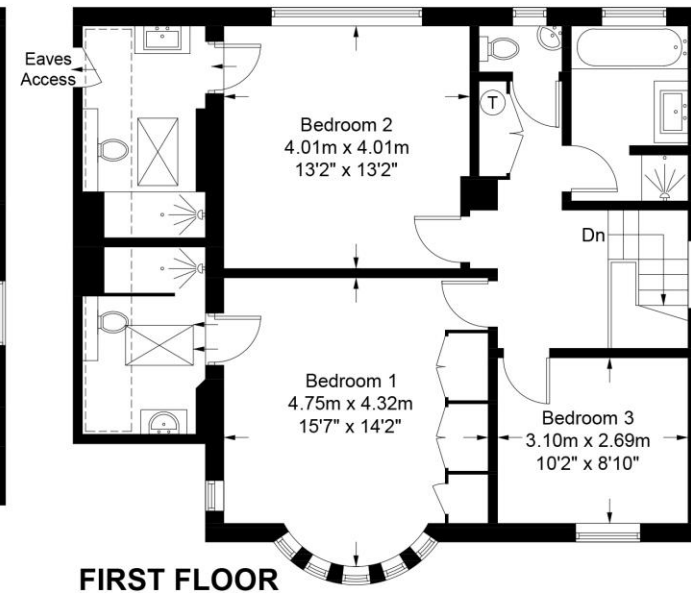


(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

= REDUCED HEADROOM BELOW 1.5M / 5'0



GROUND FLOOR



FIRST FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
 Created by Emzco Marketing (ID1310491)

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