



18 Austin Drive
Winchester | Hampshire | SO22 5SD

 FINE & COUNTRY

18 AUSTIN DRIVE





ACCOMMODATION

The property is over 2,800 SqFt in size and a generous entrance hall immediately sets the tone, giving a real sense of space and leading through to the ground floor accommodation. This comprises a comfortable sitting room, study, cloakroom, and a large open plan living, dining and kitchen space which truly forms the heart of the home. A utility room and access to the integral garage add further practicality. Doors open directly onto the garden, creating a natural connection between inside and out and providing ample space for outdoor dining, entertaining and family life, with a lawned area that is ideal for children while remaining easy to maintain.

The kitchen and dining area is a particular highlight, flooded with natural light and designed so everyone can be together while still enjoying their own space. Whether cooking, reading at the table or keeping an eye on children playing in the garden, it is a room that feels lively, connected and perfectly suited to modern family living.

The first floor offers a large double bedroom with an extremely spacious en suite bathroom, along with three further double bedrooms. One benefits from a lovely en suite shower room, while the remaining two are served by a bright and well appointed family bathroom. Stairs rise again to the second floor where there is another generous double bedroom with its own en suite bathroom and dressing room. This floor offers a real sense of privacy and flexibility, making it ideal as a principal suite, guest accommodation or a teenager's retreat. In addition, the loft has been thoughtfully converted to provide excellent extra storage, keeping the main living areas clutter free.

The home has been designed to support both busy daily routines and relaxed family time. The generous bedrooms and adaptable layout make it easy to host friends and family, while the open plan spaces allow the house to comfortably accommodate gatherings and celebrations. Over the years it has been the setting for countless family occasions, with the layout lending itself naturally to entertaining and bringing people together.









SELLER INSIGHT

“When we first came across 18 Austin Drive, it immediately struck the right balance between space, convenience, and community. The property's generous size, proximity to town and the train station, and the thoughtful design of the estate - complete with a welcoming green that runs down its centre - made it feel instantly like home.

Our favourite spot is the kitchen and dining area, the heart of our family life. It's bright, spacious, and perfectly designed for everyone to be together while still doing their own thing. Whether someone's cooking, another's reading at the table, or our son's playing in the garden, it's a space that always feels alive and connected.

One of the home's standout features is the top-floor bedroom and en-suite, which offers a real sense of privacy. It's perfect for guests or could easily double as a teen's retreat or play area. We've also converted the loft into extra storage - a small but incredibly practical upgrade that keeps the main spaces clutter-free.

Daily life flows naturally here. I can reach the train station quickly for my morning commute to London, while the nearby schools make drop-offs simple. The generous bedrooms and flexible layout mean we can host friends and family with ease. It's a home that supports both our busy routines and our values of family and community.

Outdoors, the garden is just the right size - ample space for our son to play, yet easy to maintain. The green at the front adds to the charm; it's where children gather for football and neighbours stop to chat. Those casual moments have shaped our sense of belonging here.

Over the years, 18 Austin Drive has seen countless family occasions - birthdays, Christmases, even visits from overseas relatives. The open-plan layout means there's always room for everyone, and the house seems to expand with the laughter and warmth that fill it.

But what truly makes this place special is the community. Our neighbours are wonderfully kind, always ready to lend a hand or share a chat. The estate has its own traditions - from summer picnics to an annual Christmas gathering complete with Father Christmas on his sleigh. My advice to anyone moving here would be simple: introduce yourself, explore the nearby woods, and hop on the Park & Ride into town - you'll feel at home in no time.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

























Outside, the garden strikes the perfect balance between space and manageability, offering plenty of room for play and entertaining without demanding excessive upkeep. To the front, the attractive green that runs through the centre of the estate adds to the sense of community, providing a place where children play and neighbours stop to chat, creating a welcoming and sociable atmosphere.

Winchester Village lies to the southwest of the city centre and offers an excellent balance of town and country living. The property enjoys easy access to Park and Ride facilities, with the city centre and train station within walking distance, making it ideal for commuters. At the same time, it borders some of Winchester's most scenic countryside, with Crab Wood and Farley Mount just to the west, perfect for walks and outdoor pursuits. There are excellent local schools nearby and the property falls within the catchment area for Kings' Secondary School.

What truly sets this home apart is not only its space, location and thoughtful design, but also the strong sense of community. The estate hosts regular traditions, from summer gatherings to an annual Christmas event, fostering a warm and friendly environment. For anyone moving here, it is a place that quickly feels like home, offering convenience, connection and a lifestyle that blends comfort with community.

Management & Restrictions: The property is part of a managed development — Winchester Village Management Company Limited must give consent or a certificate for certain transactions (such as sales or leases). Please speak to your agent for more information and cost involved.

Tenure: Freehold | Council Tax Band: G | EPC Rated: B





Services, Utilities & Property Information

Utilities – Mains gas, sewage, water and electricity.

Tenure – Freehold

Property Type – Detached

Construction Type – Standard Brick & Tile

Council Tax – Winchester City Council

Council Tax Band G

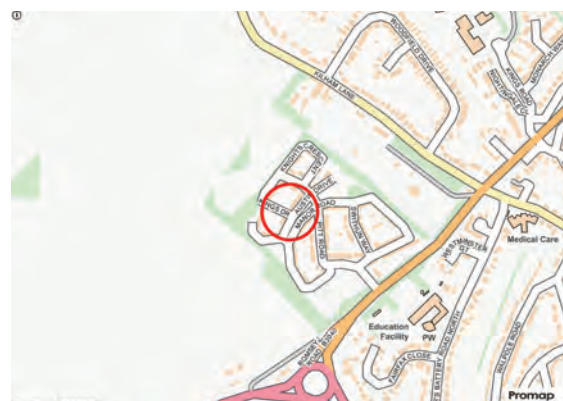
Parking - Garage parking for 2 cars and driveway parking for 2 cars.

Mobile phone coverage – 4G mobile signal is available in the area - we advise you to check with your provider.

Internet connection – Superfast FTTP Broadband connection available- we advise you to check with your provider.

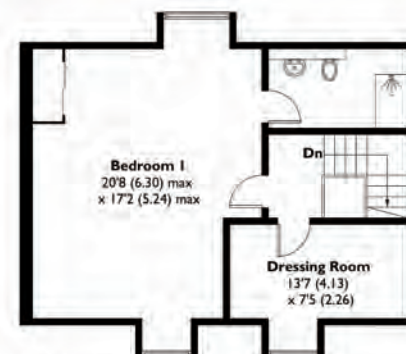
Viewing Arrangements

Please contact Jack Rees at Fine & Country Southampton to arrange a viewing.

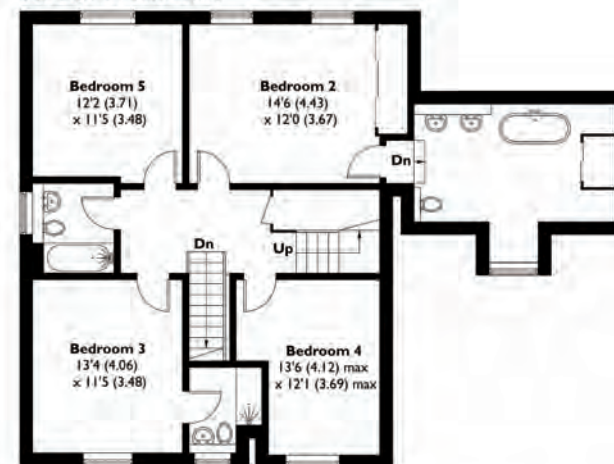




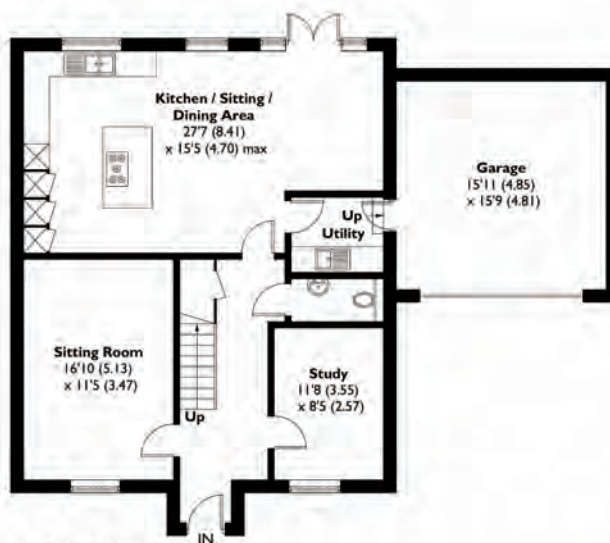
APPROXIMATE GROSS INTERNAL AREA
2863 SQ FT / 266.0 SQ M



SECOND FLOOR
623 SQ FT / 57.9 SQ M



FIRST FLOOR
1047 SQ FT / 97.3 SQ M



GROUND FLOOR
1191 SQ FT / 110.7 SQ M

Score	Energy rating	Current	Potential
92+	A		
91-91	B		
89-80	C		
85-68	D		
79-64	E		
71-58	F		
1-20	G		

Council Tax Band: G
Tenure: Freehold



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. Created by Emzo Marketing (ID1255544)
Produced for Fine & Country

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 15.01.2026

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



JACK REES
MANAGING PARTNER

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Prior to starting my long-established career in the property industry, I worked within the banking sector up until 2008, where the values of commitment, collaboration and entrepreneurial spirit were instilled and carried over to my current role. Throughout my 13 years' experience, I have been trusted to sell some of the finest homes on the South Coast and have built a solid foundation of satisfied clients using my specialised skills in the latest digital marketing techniques to expertly maximise exposure for my clients' properties. My occupational pride is abundantly evident, as is my seasoned knowledge of what makes each distinct village, town and city so special.

Originally from Somerset, I moved to Hampshire in 2006 where I now live in Sarisbury Green with my wife and two children.

THE FINE & COUNTRY
FOUNDATION

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