



*Toby Gullick*  
INDEPENDENT PROPERTY SPECIALIST

# WINTERWOOD | GEORGE EYSTON DRIVE | SLEEPERS HILL | WINCHESTER

Guide Price £1,750,000

5 3 5



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## *Sumptuous 5 bedroom property*

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Winterwood, Superlative and Splendid, this sumptuous 5 bedroom property boasts in excess of 2500sq ft of attractively presented accommodation arranged over three floors. This beautiful home was constructed in the 1980s and offers substantial accommodation, ideal for anyone who desires opulence and comfort with well designed room space.

A warm welcome greets you upon entering the grand entrance hall which follows onto a lavishly appointed light filled drawing room, a focal point being an appealing feature fire place and patio doors that open onto the pretty terrace and gardens. There is an impressive dining room with a vaulted ceiling and decorative beams that floods with natural light through twin sky light windows. A well proportioned triple aspect kitchen/breakfast room with shaker style units and ample storage with patio doors opening on to the alluring garden, perfect for entertaining and modern day living. The delightful, bright sitting room benefits from a pleasing ambience with doors opening on to the sunny rear aspect. A family room/study, useful utility room and cloakroom completes this wonderful ground floor accommodation.

On the first floor there is an enchanting, spacious principal bedroom with fitted wardrobes and a three piece en suite. There are a further three double bedrooms and a family shower room.

The second floor continues to impress with another lovely, light and airy double bedroom with an en suite bathroom, ideal for a guest suite and benefits from having four sky light windows. All bedrooms have fitted wardrobes.

### **OUTSIDE**

To the rear of the house is a spacious well established, secluded and private south facing garden which has been landscaped with shrub and herbaceous borders. A lovely sunny terrace, ideal for relaxation and outdoor entertaining.

To the front of the property is a large driveway with ample parking for several cars, in addition there is a double garage.



## LOCATION

Located at the end of a no through road, George Eyston drive, mid-way down Sleepers Hill, on its north western side. It lies between the Romsey Road and St Cross Road, about 1.5 miles from the City Centre and Railway Station. Sleepers Hill is in a prestigious, sought after location, ideally positioned for those wishing to benefit from a comprehensive range of shopping and recreational facilities, with a selection of boutiques, restaurants, cafes, and a farmers' market twice monthly, and a range of cultural opportunities which include the theatre, city museum and military history museum.

Winchester is also home to highly regarded educational establishments including Winchester College, St Swithun's and Pilgrims School and nearby Kings School. Additional preparatory and state schools are situated locally, including Peter Symonds College, Farleigh and Twyford Preparatory Schools.

Winchester also offers a direct train service to London Waterloo in approximately 60 minutes. The M3 (junction 9) is approximately 3 miles away offering direct access to London and the South Coast. Heathrow and Southampton airports are 65 miles and 12 miles away respectively

## KEY INFORMATION

- An Attractive Family Detached House
- Five Double Bedrooms
- Five Reception Rooms
- Three Bathrooms
- Corner Position
- Spacious Secluded Garden
- Large Driveway
- Double Garage
- Prestigious Location

## PROPERTY INFORMATION

**Tenure** – Freehold

**Local Authority** – Winchester City Council

**Council Tax** – Band G

**EPC** – TBC

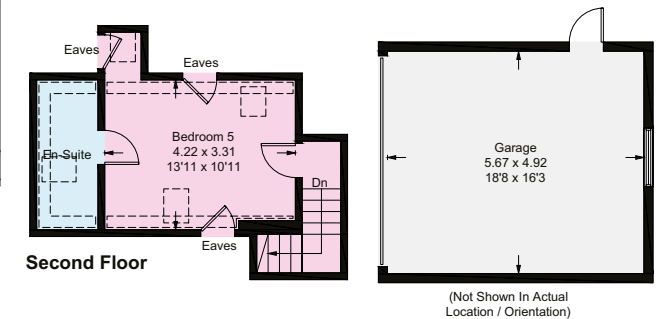
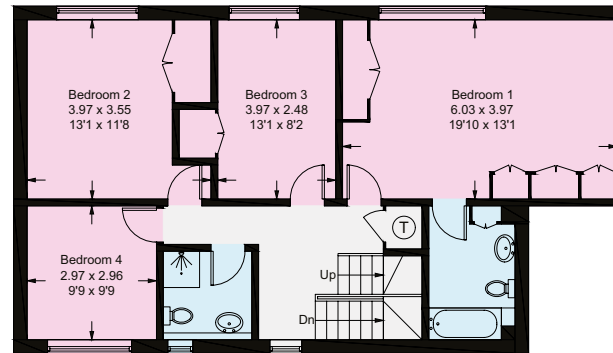
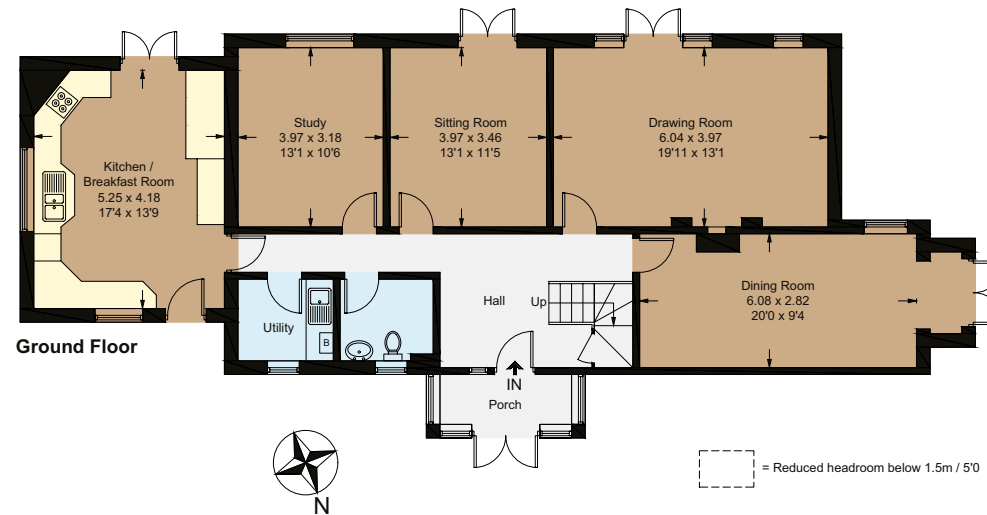
**Approximate Gross Internal Floor Area:**

**Main House = 235.0 sq m / 2529 sq ft**

**Garage = 27.7 sq m / 298 sq ft**

**Total = 262.7 sq m / 2827 sq ft**

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.



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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