



**Westbury, West View Road, Winchester, SO22 5RB**  
Guide Price £995,000 Freehold





## Westbury, West View Road, Winchester, SO22 5RB

4 Bedrooms, 2 Bathrooms

**Guide Price £995,000**

- Wonderfully located family home on the outskirts of Winchester with far reaching countryside views
- Two large receptions rooms with windows overlooking the fields
- Spacious kitchen/dining room with doors to the garden
- Principal bedroom with fitted wardrobes and ensuite shower room
- Three further bedrooms and family bathroom
- Utility room and cloakroom
- A wonderfully secluded long sunny garden
- Parking for up to five cars
- Exquisite views across countryside, whilst being close to town amenities
- Planning permissions for extensions and improvements
- Council Band E, EPC Band D





## WESTBURY, WEST VIEW ROAD WINCHESTER, SO22 5RB

Set on a private road on the edge of Winchester is this fabulous mid-century family home, full of character, boasting exquisite views and a long secluded garden.

This property is beautifully located for those wishing to be both a Town Mouse and a Country Mouse – as it is on the outskirts of Winchester's city centre, and a short drive to the shops and amenities of Stoney Lane, but also overlooking fields and open countryside, and technically falls within the village curtilage of Sparsholt. On Stoney Lane, there are local shops, such as a co-op, Boots chemist, Costa Coffee, but also Waitrose and Aldi, Friarsgate GP surgery, and various takeaways and restaurants.

The house is approached via a gravelled drive and lawned garden edged by mature shrubs and hedging. From a covered storm porch, the front door opens into a welcoming hallway, which leads to all downstairs rooms. There is a spacious drawing room running the depth of the property, featuring a large bow window overlooking fields, with an open fire, and filled with light courtesy of windows at both ends of the room, each with open views. This leads into a study area which overlooks the garden. There is an additional reception room, to the front of the property, ideal as a family room/play room, also soaking in the wonderful views.

However, the hub of this home is clearly the kitchen/dining room, which features a wealth of traditional style white kitchen cabinetry under black work surfaces, and large windows to the garden and a walk in pantry. The kitchen opens into the dining area, which has ample room for a large family dining table, and has doors to the garden. There is spacious utility room with window to the side garden, Worcester Bosch boiler, and space and plumbing for a washing machine and tumble dryer. This also leads into the cloakroom.











**AND SO TO BED:** Upstairs, the principal bedroom also runs the depth of the house, and benefits from having fitted wardrobes. It has a large ensuite shower room, with shower and separate bath. Bedrooms two and three each have original feature fireplaces and fitted wardrobes. Bedroom four is a large single bedroom, which overlooks the wonderful far-reaching views to the front of the property. The family bathroom has a panelled bath, wc and wash hand basin and has a large window overlooking the garden.







**OUTSIDE: FRONT GARDEN:** The front of the property has a long garden, with attractively shaped lawn, and parking for two cars. This is the perfect spot to spend an evening watching the sun go down across the fields. Each property within West View Road also owns the area directly opposite the end of their gardens, offering further parking if required for three cars.

**REAR GARDEN:** The rear garden has a paved terrace, leading up to a long sunny garden with a superb apple tree, enclosed with facing, and benefits from a large garden shed.



#### **THE PROPERTY:**

**Construction:** Traditional brick and tile, part-rendered, believed to be built around 1930s.

Council Tax Band E; EPC Band D

**Flooding risk:** (Govt Environment website) very low (for surface water, rivers and seas, groundwater and reservoirs)

**Broadband:** (Ofcom checker) Superfast broadband is available: Download 33mbps, Upload 7mbps

**Parking:** The property comes with parking for around five cars.

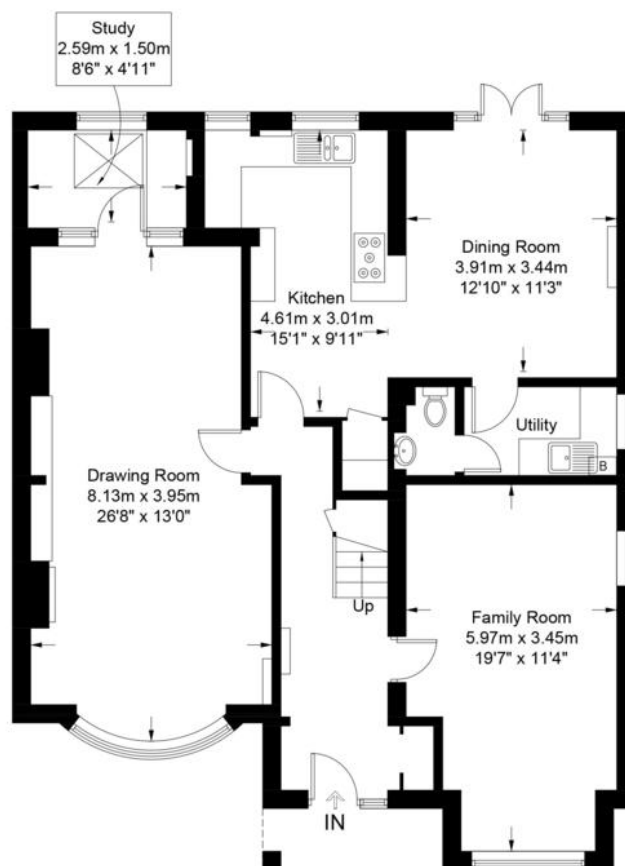
**Schools:** Weeke Primary School, Henry Beaufort Senior School, Peter Symonds 6th form college. Independent schools include Pilgrims, Twyford, Princes Mead, St Swithun's, King Edward VI and Winchester College.

**Planning permission and useful information:** We should add this this much loved family home would benefit from some updating of the kitchen and bathrooms, and also comes with the benefit of Planning Permission granted in yr2023 for replacement doors, windows and rooflights Ref. No: 23/00811/HOU. There has also been planning granted yr 2020 (Ref. No: 20/02375/HOU for the replacement of the single storey rear extension. Whilst this has technically expired, it should be feasible to have it reinstated upon application.





Approximate Gross Internal Area = 174.2 sq m / 1875 sq ft



**GROUND FLOOR**



**FIRST FLOOR**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
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