



*Nony*  
Kerr - Smiley  
FREELANCE ESTATE AGENT

**11 Stavedown Road, South Wonston, SO21 3HA**  
Guide Price £895,000 (tbc) Freehold

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

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# 11 Stavedown Road

South Wonston, SO21 3HA

4/5 Bedrooms, 3 Bathrooms

Guide Price £895,000

- Beautifully extended and refurbished detached four/five bedroom home
- Sought-after village location in family-friendly South Wonston
- Far-reaching uninterrupted countryside views to the north and west
- Impressive open-plan kitchen, living and dining space with panoramic wall of windows
- Versatile ground floor accommodation including playroom/bedroom five, snug and study
- Four/five bedrooms including a spacious principal bedroom with en-suite
- Contemporary and stylish family bathroom
- Landscaped rear garden with terrace and vegetable beds
- Driveway parking and garage
- Close to the amenities of historic Winchester and its mainline railway station



**11 STAVEDOWN ROAD  
SOUTH WONSTON, SO21 3HA**

Set along a quiet road in the highly sought-after village of South Wonston, this exceptional detached contemporary home has been beautifully extended and refurbished to create a stylish and spacious four/five bedroom family residence. The property enjoys breathtaking far-reaching views across open fields and downland towards the north and west.

Originally a modest detached bungalow, the current owners have completely transformed the property into a light-filled, modern home designed for family living.

The front entrance sits beneath a striking American-style porch and opens into a bright and welcoming hallway with polished wooden flooring and attractive views straight through the house to the countryside beyond.

At the heart of the home is the impressive open-plan kitchen, living and dining space. A dramatic wall of panoramic windows frames the stunning countryside views while flooding the room with natural light.

The contemporary kitchen features stylish blue wall and base units, extensive quartz worktops and a large central island with an inset five-burner gas hob and breakfast bar seating for family and guests alike.

The room easily accommodates both a comfortable seating area and a large dining table, creating a superb space for entertaining and everyday family life.

A generously sized utility room provides further storage, a sink with worktop, and space for additional appliances including a freezer, washing machine and tumble dryer.

Large windows bring in plenty of light and a door offers direct access to the garden.





**RECEPTION ROOMS (and shower room):** The ground floor offers excellent versatility. In addition to the living/kitchen/dining room, a cosy snug with a wood-burning stove provides the perfect retreat, whilst a generous living room – which could also serve as a fifth bedroom – sits beside a spacious shower room benefitting from a large walk-in shower with fixed glass screen, a basin inset into vanity storage and wc. There is also a well-proportioned study, ideal for those working from home, which comfortably fits two desks.





Bedroom 4/Dressing Room



**AND SO TO BED:** There are four spacious double bedrooms running off a striking galleried landing, and a modern family bathroom with contemporary tiling and a Velux window.

The **Principal Bedroom** spans the full width of the property and enjoys spectacular views across the garden and countryside through a striking wall of windows. Built-in wardrobes and a dedicated exercise area lead through to an elegant en-suite shower room finished with marble-effect tiling.

*Originally designed as two separate bedrooms, the principal suite could easily be reinstated as such, thanks to an existing separate doorway to the landing.*





## SOUTH WONSTON The Village

South Wonston is a highly sought-after village situated just a few miles north of the historic city of Winchester. The village offers a range of local amenities including a well-regarded primary school, village store and post office, a GP branch surgery (with the main practice at Gratton Surgery in nearby Sutton Scotney), a licensed social club, and a village hall hosting a variety of clubs and community activities.

The recreation ground provides further facilities including a pavilion, tennis court, football pitches and a children's playground.

The nearby village of Kings Worthy offers additional amenities, including further shops and the popular Cobbs Farm Shop, while Winchester itself is only a short drive away and provides an extensive range of shopping, dining, cultural and leisure facilities, together with a mainline railway station offering fast services to London Waterloo.

The surrounding countryside offers a wealth of scenic walks and outdoor pursuits, and the award-winning Wonston Arms public house can be found nearby in the hamlet of Wonston.

## 11 STAVEDOWN ROAD

### THE PROPERTY

**Construction:** 11 Stavedown Road is a detached chalet style house in a 0.20 acre plot set back from the northern side of Stavedown Road and has been extended and renovated in 2023 to create the current building. The original building, a bungalow, dates from the 1950s. Brick, composite 'timber' effect cladding and rendered elevations with metal clad dormers under a slate roof.

**Planning:** The property has been significantly extended and renovated by the current owners. Reference 21/02241/HOU Winchester City Planning Ground floor single storey rear extension and first floor front and rear extensions.

**Local authority:** Hampshire County Council, Winchester City Council, South Wonston Parish Council

**Tenure:** Freehold

**Services:** All mains services are connected.

**Energy Performance Certificate EPC Rating:** C

**Council Tax Band E – Winchester City Council.**

**Flood Risk (Source: Environment Agency)**

**Rivers and Seas: Very Low Risk**

**Surface Water: Very Low Risk**

**Broadband (Source: Ofcom)** Superfast broadband is available with download speeds of up to approximately 80 Mbps.

**PARKING** The property benefits from ample driveway parking and a garage. Further unrestricted parking is available on the surrounding roads within the village.

**SCHOOLING** The property is well positioned for a range of highly regarded schools in both the state and independent sectors.

State catchment schools include South Wonston Primary School, Henry Beaufort School and Peter Symonds Sixth Form College.

Independent schools in the area include St Swithun's School, Twyford School, Prince's Mead, The Pilgrims' School and Winchester College, all of which are within easy reach.





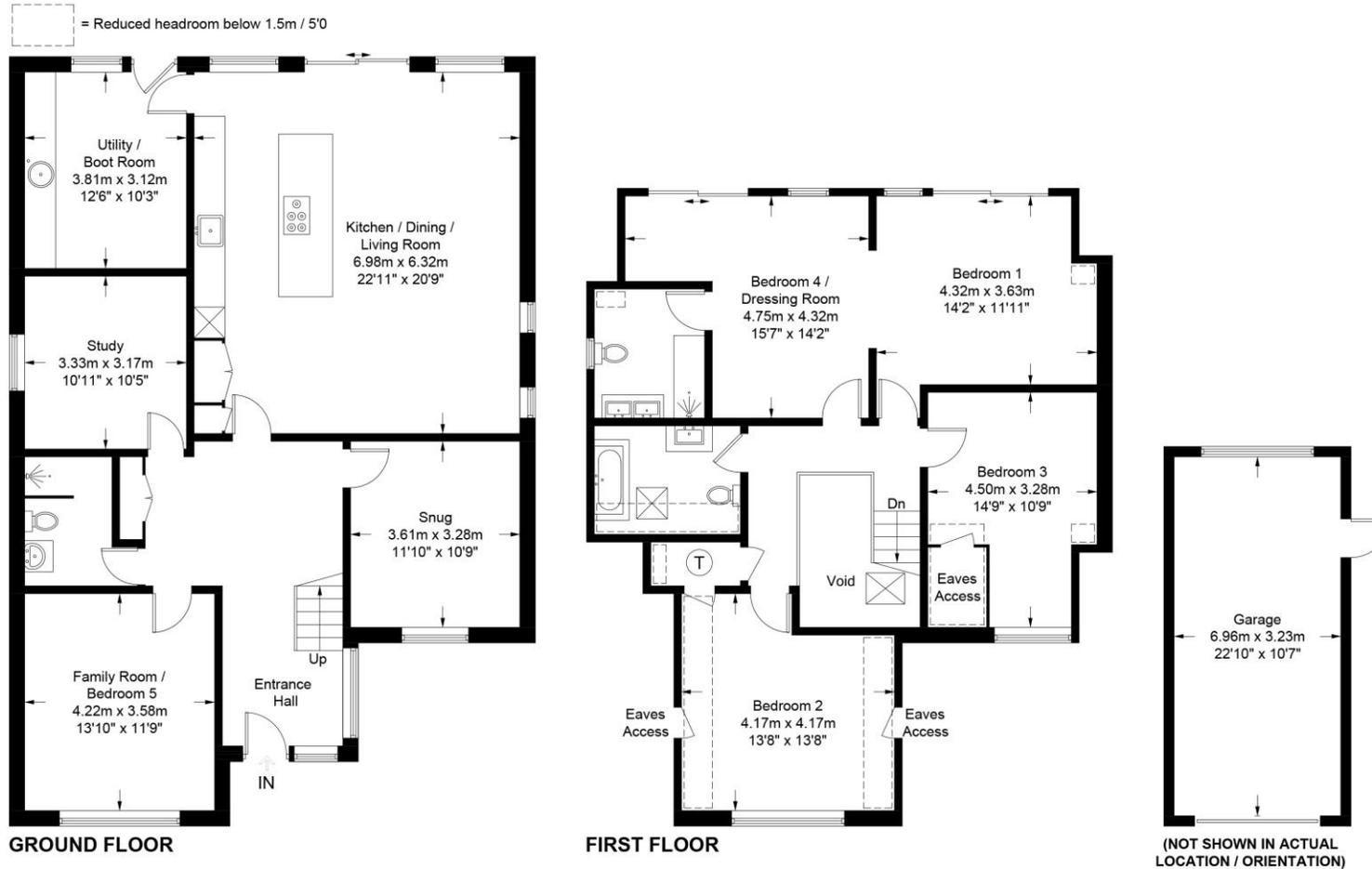
### **GARDEN AND OUTSIDE SPACE**

To the front: the property is set behind a low front wall with planted trees and shrubs providing additional screening. A lawned area sits alongside the driveway, which runs past the house to a modern garage, and has the benefit of an electric car charging point. A pathway leads to the rear garden.

The rear garden has been thoughtfully designed to take full advantage of the stunning rural outlook. A raised terrace provides the perfect space for outdoor dining and relaxation, leading down to a generous lawn bordered by mature flower and shrub beds. Towards the rear of the garden are raised vegetable beds for those with green fingers, alongside a dedicated play area for children. A pedestrian door to the rear of the garage provides useful storage for garden equipment.



Approximate Gross Internal Area = 208.9 sq m / 2248 sq ft  
 Garage = 22.6 sq m / 243 sq ft  
 Total = 231.5 sq m / 2491 sq ft  
 (Including Eaves Access / Excluding Void)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
 Created by Emzo Marketing (ID1281871)

## MAC NKS

64 Parchment Street • • Winchester • SO23 8AT  
 T: 01962 843346 • E: winchester@martinco.com

# 01962 843346

<http://www.martinco.com>



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