



*Nony*  
Kerr & Smiley  
FREELANCE ESTATE AGENT

**4a Fordington Road, Winchester, Hampshire SO22 5AL**  
Guide Price £1,350,000 Freehold

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

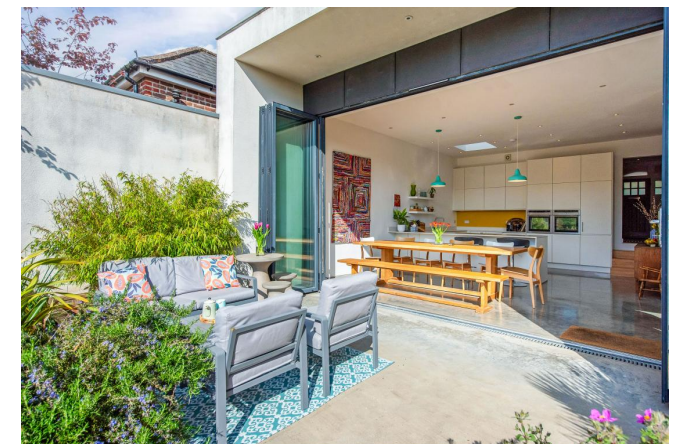
**MARTIN&CO**

## 4a Fordington Road, Winchester, SO22 5AL

4 Bedrooms, 2 Bathrooms

**Guide Price £1,350,000**

- Spacious and beautifully presented contemporary home in heart of Fulflood
- Sitting room with woodburning stove
- Contemporary open plan kitchen/dining/family room with wall of windows & bifold doors to the garden
- Open plan family area leading to snug with woodburning stove
- Large utility room, cloakroom, coats and boots storage
- Main bedroom with far reaching southerly views
- Three further double bedrooms, family bathroom and separate shower room
- Garden office and long southerly facing rear garden
- Driveway parking, and lockable store
- Walking distance to local shops, station and in catchment for Western and Westgate schools



**4a FORDINGTON ROAD  
WINCHESTER  
HAMPSHIRE SO22 5AL**

An exceptional four-bedroom detached home on one of Fulflood's most sought-after roads, combining the timeless charm of a 1920s house with a striking contemporary extension—just moments from Winchester's mainline station, highly regarded schools, local amenities and the city centre.

Homes of this calibre and position are rarely available, and 4a Fordington Road represents a unique opportunity to acquire a beautifully reimagined family home in one of Winchester's most desirable residential areas.

Set back from the road behind a mature beech hedge, the property enjoys a high degree of privacy. A block-paved driveway provides off-road parking and leads to the original front door, framed by a timber and glazed surround beneath an attractive arched storm porch. Inside, a welcoming hallway with polished oak wood floor sets the tone, drawing the eye through to the impressive extension beyond.

Originally dating from the first quarter of the 20<sup>th</sup> century, the house has been thoughtfully and architecturally extended by the current owners to create a remarkable modern living space.

The contrast between the understated elegance of the original home and the bold, light-filled contemporary extension is both seamless and visually stunning. Double-height ceilings, expansive glazing, polished concrete floors and carefully designed sightlines create a sense of volume, light and connection throughout.

**The principal reception room** lies to the front, featuring a large bay window, bespoke shelving and a fireplace with a Morso wood-burning stove, creating a warm and inviting space. A practical inner passage with fitted storage leads to a generous utility room with skylight, while a cloakroom sits conveniently off the hallway.





To the rear, the house opens into a truly spectacular **open-plan kitchen, dining and living space**. This double-height room is the heart of the home, flooded with natural light from extensive glazing and skylights, and designed for both everyday family life and entertaining. The sleek, contemporary kitchen features floor-to-ceiling cabinetry, integrated appliances, Silestone quartz worktops and a central island with induction hob and breakfast bar. The dining area sits adjacent to bi-fold doors opening onto the garden, creating a seamless indoor-outdoor flow.

The adjoining **family seating area** enjoys garden views and bespoke built-in storage, while a raised **snug**, accessed via cleverly designed timber steps incorporating shelving, offers a cosy retreat, complete with wood burner and integrated projector for cinema-style evenings.





**AND SO TO BED:** Upstairs, a wide galleried landing leads to four well-proportioned double bedrooms, a family bathroom and a separate shower room. The principal bedroom enjoys elevated, far-reaching views across the garden and towards Winchester's skyline.





## THE PROPERTY – USEFUL INFORMATION

**Construction:** Dating from the 1920's, now a 4-bedroom detached house over two floors. Original construction is of traditional brick with rendered elevations under a tile roof. Extended in 2012 to side and rear, with first floor extension, using modern construction methods including steel beams, brick and block with k-render elevations.

**Overall plot size:** 0.13 acres.

**Local Authorities:** Hampshire County Council and Winchester City Council

**Tenure:** Freehold; **EPC:** Band D; **Council Tax Band:** F

**Parking:** The property benefits from private driveway parking, and on street residents permit parking available via Hampshire County Council.

**Broadband:** (*Data via Ofcom*); Ultrafast Max 1000 Mbps Download speed available in this area

**Services and heating:** All mains services connected. Solar water heating, thermal store utilising main boiler, solar and solid fuel as energy to heat hot water. Underfloor heating downstairs.

**Flood Risk:** (*Data via Environment Agency*)  
Surface Water - low; Rivers and Seas – very low.



**LOCATION:** Fulflood is a popular family location, being ideally situated for access to the historic town centre, as well as having Winchester's main line station within easy walking distance, there are a number of popular local pubs and shops, takeaways and restaurants in the area.

A further walk brings you into the historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses. Further entertainment and interest can be found in the river walks, the theatre, cinema, many museums and the city's stunning cathedral.



**EDUCATION:** The property falls within catchment for Western CofE Primary School, The Westgate 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.

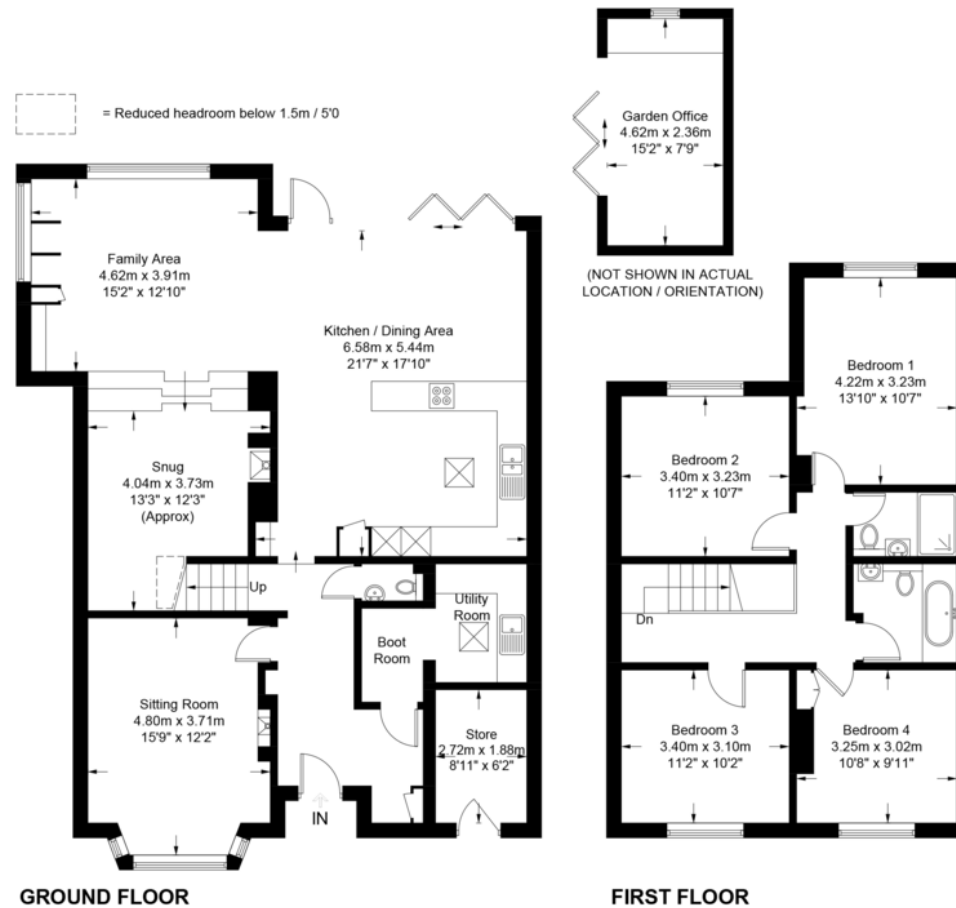


**OUTSIDE:** the rear garden is a particular feature-generous in length, predominantly south-facing and beautifully arranged to maximise both sun and outlook.

A polished concrete terrace continuing the flow from the dining area immediately adjoins the house, ideal for outdoor dining and entertaining, while a pathway leads to further seating areas, a garden store and a superb garden office with power, light and bi-fold doors (*pictured above*).

The lawn is bordered by mature planting, offering both privacy and year-round interest-perfect for families, keen gardeners or simply relaxing in a peaceful setting.

Approximate Gross Internal Area = 175.9 sq m / 1893 sq ft  
Garden Office / Store = 15.9 sq m / 171 sq ft  
Total = 191.8 sq m / 2064 sq ft



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 (ID1298688)

## MAC NKS

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