



Versatile home set in a superb elevated position

5 Earlsdown, Northbrook Avenue, Winchester SO23 0JW

Freehold



Reception hall • Drawing room • Kitchen/dining room • Sitting room • Utility room • Principal bedroom with en suite • Three further bedrooms, two with en suites • Family bathroom • Garage • Rear garden • EPC = D

Situation.

The house is located on St. Giles Hill adjacent to the park, on the corner of Baring Road and Northbrook Avenue, a wonderful tree lined avenue on St. Giles Hill. The historic open green park space provides an ideal area for families and dog walkers, with panoramic views across the City and to the South. The road itself is well maintained and yet un-adopted, with an active residents association covering all the houses surrounding the five un-adopted roads upon the hill.

The vibrant cathedral city is within close proximity and viable walking distance or even a regular bus route. Communications from St. Giles Hill are excellent, with access to junctions 9 and 10 of the M3 which in turn connects to either the A34 or M27. For the commuter there is a fast rail service connecting London Waterloo within the hour.

Schooling in the area is typically highly regarded with either a broad selection of private or comprehensive education, including St. Swithuns, Winchester College, Pilgrims and Peter Symonds. Overall, St. Giles Hill has long been favoured for its established leafy environment.

Description

Earlsdown, built as the home for Lord Northbrook (founder of Barings bank) in the 1880s, has been a boarding house for St. Swithun's school and a hospital in World War II. It was converted into five dwellings in 1981 and is situated in a superb elevated position on St. Giles Hill. The current owners of no. 5 added an extension in 2012 designed by Winchester architect Huw Thomas and the property offers versatile family accommodation over three floors with a large and welcoming reception hall, good sized drawing room, large kitchen/dining room with bi-fold doors opening out on to the rear garden, a separate sitting room again with bi-fold doors, a utility room and cloakroom complete the ground floor accommodation. The principal bedroom is located on the second floor and has an adjoining bathroom. There are two first floor bedrooms one with adjoining bathroom and a family bathroom. A second staircase provides access to a further bedroom with adjoining shower room.





Outside

The rear gardens are an exceptional feature, with a southerly aspect, large areas of terracing and decking, lawned gardens and well stocked flower beds. A large garden office is located to one corner.

Tenure

Freehold

Services

All mains connected

Outgoings

Council Tax F

Post Code

SO23 0JW

Local Authority

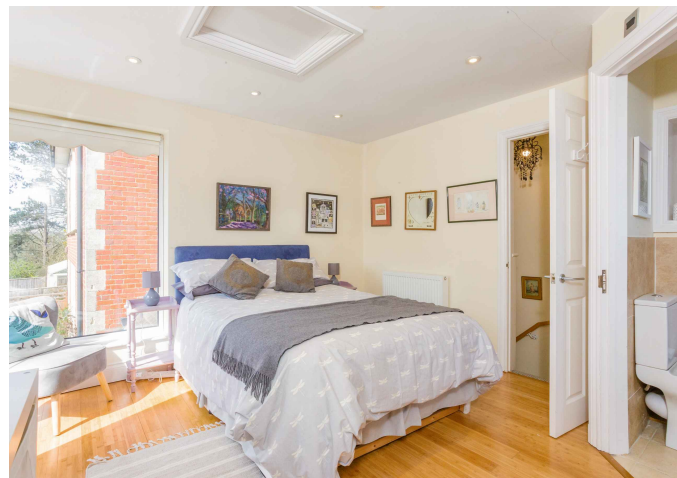
Winchester City Council

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

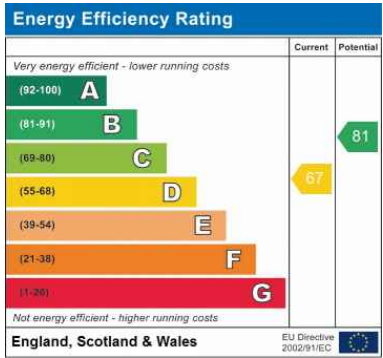


Approximate Area = 210.7 sq m / 2268 sq ft
Garage = 14.7 sq m / 158 sq ft
Garden Office = 10.2 sq m / 110 sq ft
Total = 235.6 sq m / 2536 sq ft
Including Limited Use Area (5.3 sq m / 57 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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