



# A family home in a prestigious development

Olive House, 4 Pinehurst Place, Berewecke Road, Winchester, Hampshire SO22 6AN

Freehold









Drawing room • Kitchen/dining room • Family room • Principal bedroom with dressing room and bathroom • 6 further bedrooms, 4 with shower rooms • Double garage with room over • Garden with swimming pool • EPC = B

### Situation

Pinehurst Close is conveniently located on the north western edge of Winchester, close to the city centre, schools and the railway station which provides travel to London Waterloo within the hour. Vibrant and cosmopolitan, Winchester offers city living on the doorstep of rural Hampshire being situated on the edge of the South Downs National Park.

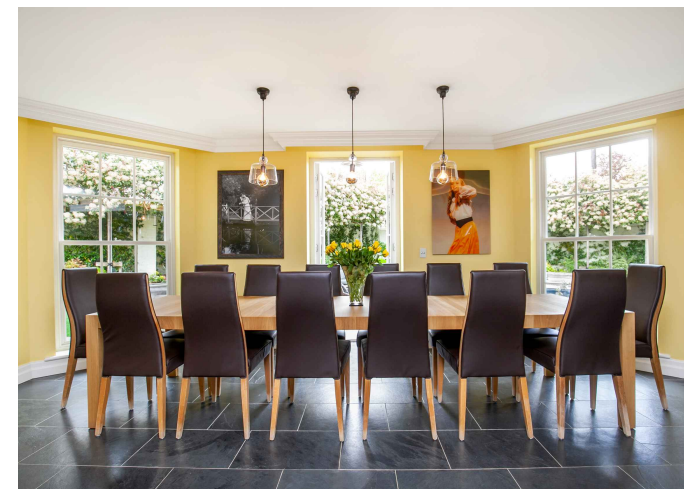
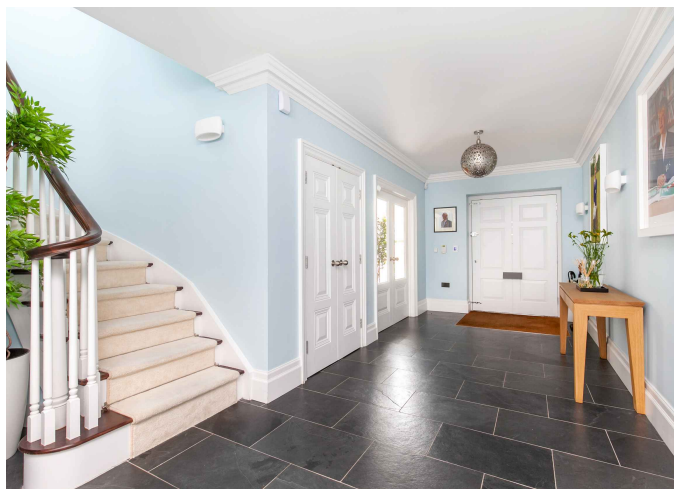
Rich in its history and culture, England's ancient capital has plenty to offer, culturally and gastronomically, with wonderful architecture, the Cathedral and a bustling High Street. The house is also nearby to local shops and a Waitrose store.

The local schools are highly regarded from primary through to higher education, all within a short distance. Winchester's St Swithun's and The Pilgrims' School are both very highly regarded independent schools and are within easy reach of Pinehurst Place as is Winchester College, a world renowned independent school established by William of Wykeham in 1323.

### Description

Designed by the renowned Robert Adam Architects and built in 2016, this superb family house offers classically proportioned accommodation, situated in a small enclave a short distance from Winchester city centre and the railway station.

The accommodation totals 5532 sq. ft. and is approached through a large welcoming reception hall with doors to all the principal ground floor rooms. Double doors lead into the impressive drawing room, there is a separate sitting room and a stunning kitchen/dining/family room which runs the full width of almost 40 feet across the back of the house with three sets of double doors that lead out to the gardens. The kitchen area is fitted to an exemplary standard. A utility room and cloakroom complete the ground floor accommodation.





**First floor**

The master bedroom is a superb feature to the property with its superb dressing rooms and large bathroom with separate bath and shower. There are two further bedrooms on the first floor, each with adjoining shower rooms, then two further bedrooms on the second floor, also with adjoining shower rooms, completing the bedroom accommodation are two further bedrooms and a family bathroom.

**Outside**

The property is approached through electric iron gates leading to a large parking and turning area to the front of the property and next to the garaging. The double garage is currently arranged as a garage and separate workshop with games room/office above and cloakroom.

The beautifully arranged gardens feature terraces and deck areas with well stocked flower and shrub borders and specimen trees. The terrace runs along the back of the property and into a large entertaining area on the western side of the house, there is a covered dining area and a feature is the superb swimming pool.

**Accommodation**

Please see floorplan

**Tenure**

Freehold

**Services**

All mains services connected

**Outgoings**

Council Tax Band H

**Post Code**

SO22 6AN

**Local Authority**

Winchester City Council

**Energy Performance**

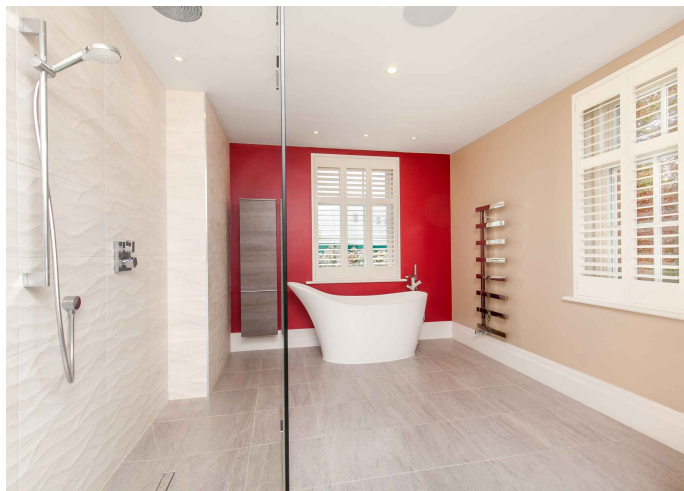
A copy of the full Energy Performance Certificate is available on request.

**Viewing**

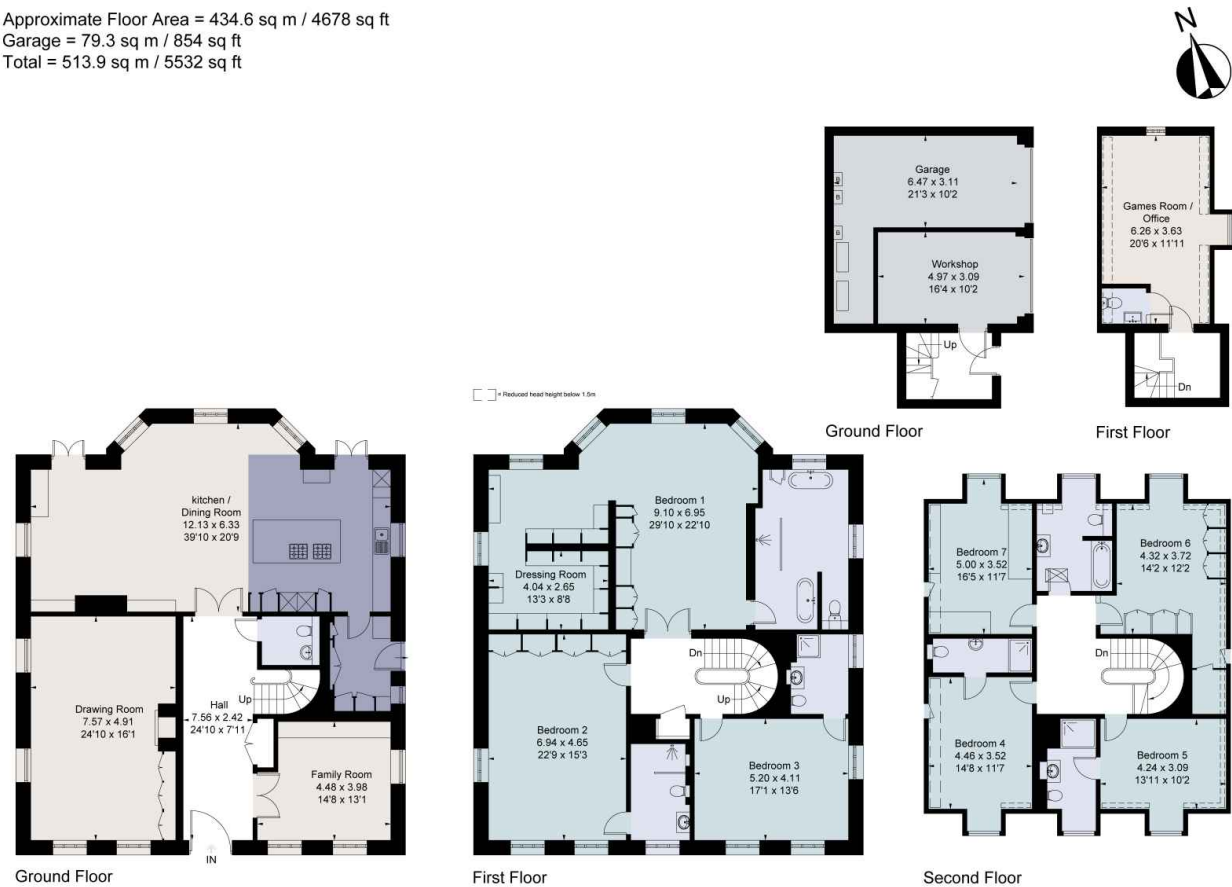
Strictly by appointment with Savills.



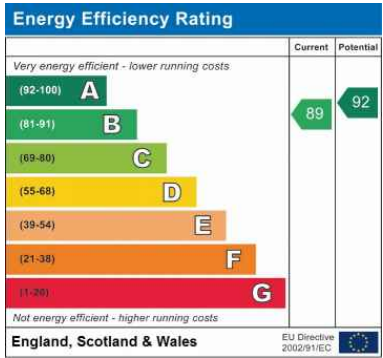




Approximate Floor Area = 434.6 sq m / 4678 sq ft  
Garage = 79.3 sq m / 854 sq ft  
Total = 513.9 sq m / 5532 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 262849



For identification only. Not to scale. © 200901EM

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

