



A fabulous late Victorian detached family home

The Observatory, 109 Harestock Road, Winchester SO22 6NY

Freehold



Accommodation of about 3000 sq.ft. • Four reception rooms • Six bedrooms • Four bathrooms • Further planning permission granted • All in about ¼ acre plot • No forward chain • EPC = E

Situation

Located to the North/West edge of the City and approximately 1.5 miles from a mainline railway station and 0.5 mile from Waitrose, The Observatory offers the best of City and Country living, giving both a convenient access to the vibrancy and wealth of the City's many amenities and historical delights, however also being less than 0.5 mile of some wonderful countryside and bridle ways.

Winchester offers a comprehensive range of shopping and recreational facilities with a selection of boutiques, restaurants, cafes and a farmers market twice monthly, a range of cultural opportunities which includes the theatre, the city museum and the military history museum.

The City is also home to highly regarded educational establishments including Winchester College, St. Swithun's and Pilgrims' School. Additional preparatory and state schools are situated locally including Peter Symonds College, Farleigh and Twyford Preparatory schools.

The railway station is one mile away with a direct train service to London Waterloo in about 60 minutes.

The M3 (junction 9) is approximately 3 miles away offering direct access to London and the south coast, the A34 is also easily accessible providing access to the A303 and the Midlands. Heathrow and Southampton Airports are 55 and 12 miles away respectively.

Description

This tall, grand, one of a kind, property was commissioned by a Lt-Colonel and is built of London yellow brick in 1876. It has significant historic nature and is sympathetically renovated to a very good standard. It is approached by a gravel drive and pillared entrance with ironwork fencing and iron double gate. The front garden is significant with some 300 year old trees and underneath the lawn is an air raid shelter with steps to access.

The house itself has original ornate gable ends and stonework with hardwood sash, box, bay and casement windows and stained glass throughout. The exceptionally large part panelled front door is approached by large grand stone steps and the porch has original mosaic floor tiling.





Throughout the main four large double bedroomed house can be found high ceilings, original deep coving, picture rail, architrave and skirting and block wood flooring. The two main living rooms boast large dividing doors plus original large slate and marble fireplaces. The kitchen is designed and built by Searle and Taylor. The heating system is a hotel standard Segra Megaflow and both the main bathroom and en suite are fully tiled in creme marfil marble with Grohe fittings and Villeroy Boch sanitary ware. The two main bedrooms have very high vaulted ceilings and to floor large triple and quadruple windows. The Master bedroom has Lefroy Brooks sanitary ware. The head height cellar runs the entire length of the house. The patio has been built with footings ready to implement planning of the rear extension and the gated rear garden is fully enclosed with new panelled fencing and yellow brick and a well-stocked shrubbery and again very old trees.

The Coach House is a four year old sympathetic two storey side extension built from reclaimed yellow stone brick with external artisan lime plaster. All joinery has been made to order with French doors, a marble fireplace and deep coving.

It incorporates two further double bedrooms and two tiled bathrooms with a fully fitted kitchen with ground floor underfloor heating, wood flooring and carpeting throughout. The large double garage has ample overhead storage and original hardwood double doors in keeping with the style of the house.

Planning permission ref.
13.00722/FUL

Tenure
Freehold

Services
Mains water, gas, electricity and private septic tank

Outgoings
Council Tax Band G

Post Code
SO22 6NY

Local Authority
Winchester City Council

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

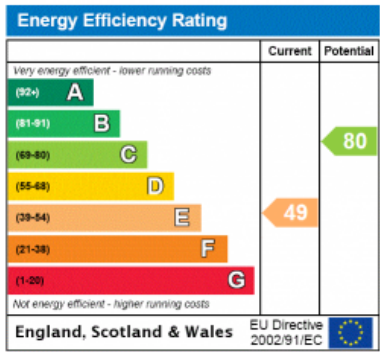
Viewing
Strictly by appointment with Savills.

Approximate Area = 270.4 sq m / 2910 sq ft
Basement = 84.4 sq m / 908 sq ft
Garage = 22.9 sq m / 246 sq ft
Store / Storage = 3.4 sq m / 36 sq ft
Total = 381.1 sq m / 4100 sq ft
Including Limited Use Area (99.8 sq m / 1074 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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