

Grove House

28 Quarry Road, Winchester, Hampshire, SO23 0JG



Beyond your expectations

GROVE HOUSE

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Hampshire, SO23 0JG

Believed to have been built in 1885, this exceptional detached Victorian family house has been well maintained and boasts elegant proportions, substantial accommodation, a well stocked mature garden and far reaching southerly views.

Drawing Room | Reception Hall
Kitchen / Breakfast Room | Dining Room
Study | Snug | Utility | Cloakroom | Boot Room | Cellar
Double Garage | Off-street parking | Landscaped Gardens

Principal Bedroom with en-suite bathroom
8 Further Bedrooms | Dressing Room | 2 Bathrooms
Kitchenette

Description

Dating from the late 19th century, Grove House is an elegant detached property tucked away from Quarry Road and set in an elevated position on St Giles Hill in grounds of 0.49 acres offering wonderful views to the south. There is a most impressive entrance hall with the original tiled floor, oak staircase with a galleried landing and panelled ceiling which sets the tone for the rest of the house. The main rooms are of elegant proportions with high ceilings and original coving, arranged over three floors with a layout well suited for both comfortable family living and entertaining on a grand scale. The house is constructed with brick elevations under a tiled roof, cast iron guttering with gold painted lion details and has been carefully maintained to a high standard both internally and externally.

The Reception Hall leads to the principal ground floor rooms. The Drawing Room is a most comfortable room with open fireplace and double doors onto the rear garden and far-reaching views over Twyford Downs and St Catherine's Hill. A large separate Dining Room has a parquet floor, ceiling roses and double doors to the side garden. The spacious and well-fitted kitchen/breakfast room with Aga has views towards Chilcomb as well as Twyford Downs and has double doors to the rear garden. On the ground floor there is also a study, snug, cloakroom and utility room. Stairs lead down to the cellar which houses the boiler and makes for good storage.



The first floor comprises a master bedroom with a lovely bay window showing beautiful views and ensuite bathroom, 3 further double bedrooms (one currently used as a study), a dressing room, single bedroom and family bathroom. A second staircase leads up to the top floor with a further four bedrooms, a tank room, bathroom and kitchen. This could be a separate flat if required.

Outside

A main feature of the property is the stunning, sunny garden, lying principally to the south side, which is well screened and very private, with a sunken paved patio area providing the perfect spot for outdoor entertaining. Attractively landscaped and well stocked with numerous shrubs, perennials and mature trees, the rear garden is arranged over terraces leading to a large formal area of lawn and down to a vegetable plot, shed and hose. The property is approached via a shared paved driveway leading to a turning and parking area to the front of the house and double garage.

Situation

The property is situated on Quarry Road in the popular residential area of St Giles Hill and is within walking distance of the cathedral city of Winchester (0.6 mile), with its excellent range of shops, restaurants, cultural and leisure facilities. There is an extensive range of both state and private schools for all ages in the area, including Winchester College, St Swithun's and Peter Symonds Sixth Form College. The mainline railway station (1.3 miles) offers access to London Waterloo (about one hour) and Junction 11 of the M3 provides access to London (about 70 miles) and the south coast. The countryside surrounding Winchester is well served with footpaths and bridle paths, including the South Downs Way.

Services

Gas central heating, mains water and electricity are all connected. Drainage by way of septic tank.





Local Authority

Winchester County Council

Directions

Leaving Winchester via Bridge Street, turn right at the mini roundabout into Chesil Street and continue, taking the second left hand turning into East Hill. Take the left hand fork into Quarry Road and just past the left hand turning to Stratton Road, the property will be found a short distance on your right, at the bottom of the driveway.





Hamptons Winchester

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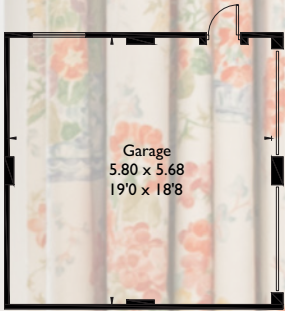
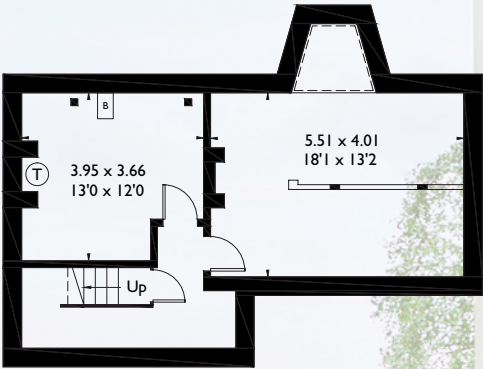
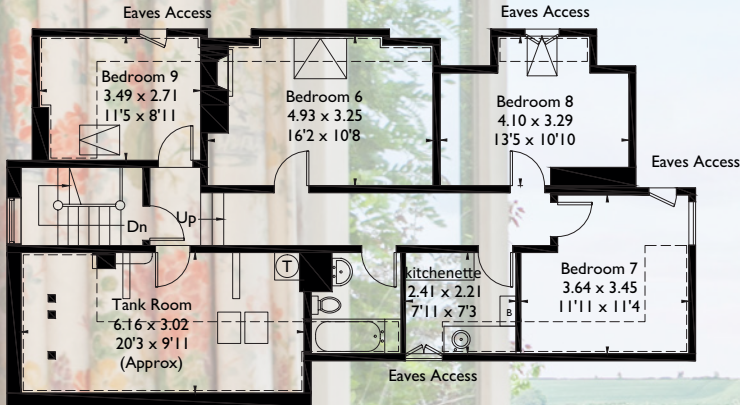
FOR CLARIFICATION For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

HAMPTONS
INTERNATIONAL

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

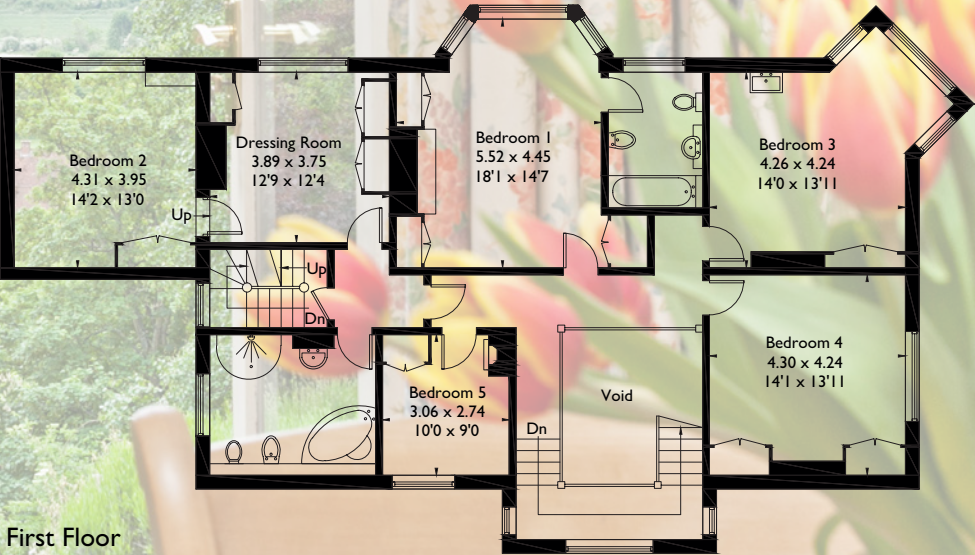
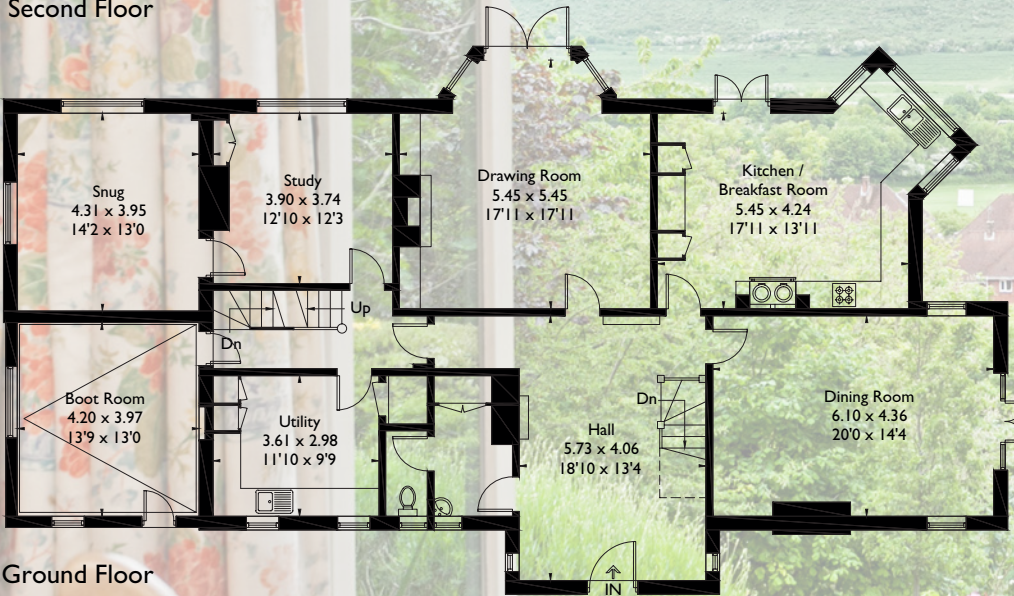
Approximate Gross Internal Area = 438.3 sq m / 4718 sq ft
Cellar = 47.7 sq m / 513 sq ft
Garage = 33.1 sq m / 356 sq ft
Total = 519.1 sq m / 5587 sq ft (Excluding Void)



(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0"

Second Floor



Ground Floor

First Floor