



**The Beeches**

*49b St Cross Road, Winchester, SO23 9PS*

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# THE BEECHES

## ST CROSS • WINCHESTER

*An exceptional five-bedroom detached family residence set in the heart of St. Cross, Winchester and within a level walk of the High Street.*

### Ground Floor

Entrance Hallway, Sitting Room, Kitchen/Dining Room, Study, Utility Room, Cloakroom

### First Floor

Principal Bedroom With Dressing Room & En-Suite, Three Additional Double Bedrooms, Family Bathroom

### Second Floor

Bedroom 5, Dressing Room, Bathroom

### Outside

Garden, Rear Terrace, Private Driveway

**Guide Price £1,895,000**



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3







## The Property

Built in 2012, this exceptional family home has been thoughtfully designed and meticulously maintained, with further enhancements made by the current owners.

Set in a sought after position, The Beeches boasts an impressive presence while offering ample off-street parking for multiple vehicles.

Upon entry, the high ceilings and abundance of natural light create an immediate sense of space and elegance. To the front aspect, there is a well-proportioned study, a practical utility room with external side access and a good size cloakroom. A full-height window offers a glimpse into the beautifully appointed living room, complete with a feature fireplace.

A few steps lead down to the stunning kitchen and dining area, where expansive floor-to-ceiling glazing seamlessly connects the interior with the terrace and garden. This beautifully designed space features a John Lewis of Hungerford Kitchen equipped with high-end appliances, including double Miele ovens, a Quooker hot tap, and a Bora induction hob set within a sleek central island. Design highlights such as Tom Dixon lighting and cleverly concealed storage enhance both functionality and style. Opposite the kitchen, the elegant living room features a striking Stovax Riva Studio wood burner and direct access to the terrace, creating a perfect setting for year-round enjoyment. Underfloor heating runs throughout this level, maintaining a consistently warm and inviting atmosphere.

The first floor comprises four generously sized bedrooms, one of which serves as a potential principal suite, complete with a dedicated dressing area and a luxurious bath and shower room. The remaining three bedrooms each include built-in wardrobes, while a well-appointed family bathroom, featuring both a bath and a separate shower, completes this level.

The entire second floor is dedicated to a private suite, previously used as the primary bedroom but equally ideal as an exceptional guest retreat. This tranquil space includes a spacious walk-in wardrobe, a dressing area, and an en-suite bathroom with a separate shower. Situated at the top of the house, this suite offers a sense of privacy and generous proportions, making it a true sanctuary.







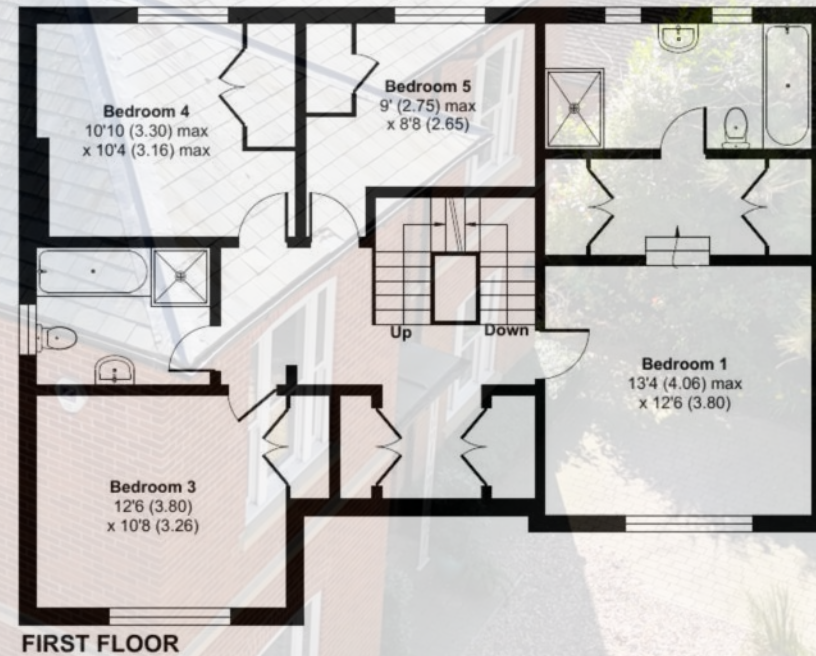
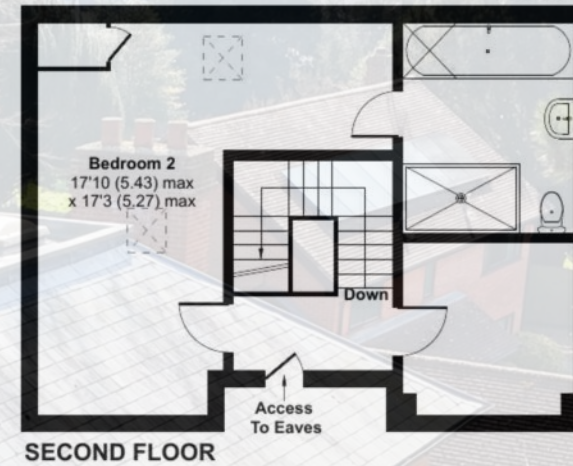
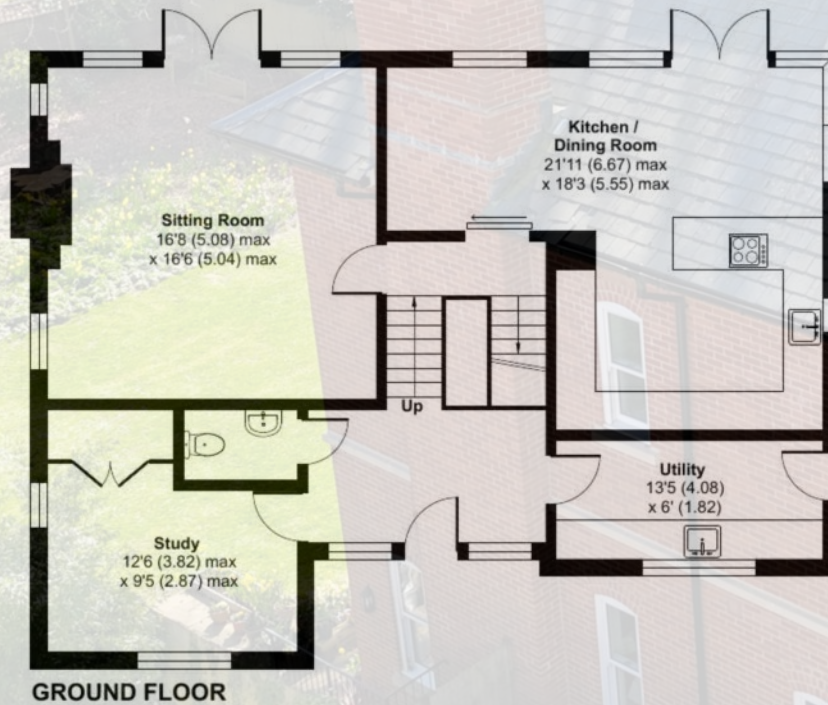




# St. Cross Road, Winchester, SO23

Approximate Area = 2524 sq ft / 234.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Spencers of the New Forest Ltd. REF: 1258539





## Outside

To the front aspect, a large parking area framed by an array of mature trees and shrubs, provides secure off road parking for multiple vehicles, with an EV charging point. From here, a wide side access area leads through to the rear terrace which extends across the rear of the property. The terrace is accessible from both the kitchen and sitting room and provides a perfect space for al fresco dining while enjoying the views of the garden and St. Catherine's Hill in the distance.

The rear garden is predominantly laid to level lawn with a path leading down the side to a landscaped area to the rear of the plot featuring a variety of planted beds and established shrubs.

## The Situation

Situated in the highly sought-after residential area of St. Cross, this exceptional home is just moments from the heart of Winchester, a historic cathedral city renowned for its charm and cultural heritage. The High Street offers a vibrant mix of independent shops, boutiques, cafés, bars, and restaurants, while an array of cultural and leisure attractions—including the Theatre Royal, Everyman Cinema, the Great Hall, and the world-famous Winchester Cathedral—are all within easy reach. Nearby, Winchester College and the scenic water meadows of St. Cross stretch along the banks of the River Itchen, offering idyllic walks through historic cathedral streets, across the meadows, and up to St. Catherine's Hill, with trails extending towards picturesque villages along the Itchen Navigation.

Winchester boasts excellent transport links, with direct trains to London Waterloo in approximately 60 minutes. The M3 motorway (junctions 9, 10, and 11) provides convenient access to both London and Southampton, while the M27 ensures easy travel to Southampton International Airport, the south coast, and The New Forest. The A34 offers connections to Oxford and the Midlands, while the A303 leads to the West Country.

The property is ideally positioned for outstanding local schooling, with Winchester College and The Pilgrims' School within walking distance. To the south of the city, Twyford Preparatory School, St. Swithun's School for girls, Prince's Mead, and the highly regarded Kings' School are also nearby, making this a prime location for families.









## Additional Information

Energy Performance Rating: C Current: 78 Potential: 82

Council Tax Band: G

Local Authority: Winchester City Council

Tenure: Freehold

Heating: Gas Central Heating

Services: All mains services connected

Drainage: Public

Broadband: Broadband with speeds of approximately 50 Mbps (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider

## Property Video

Point your camera at the QR code below to view our professionally produced video.



## Viewing

By prior appointment only with the vendors agents Spencers Property.

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

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