



Winchester Street, Overton, RG25 3HZ

£825,000



Council Tax Band: G

Tenure: Freehold

Property Type: Detached House

Bedrooms: 5 | **Bathrooms:** 3 | **Receptions:** 2

Substantial five bedroom family home on Winchester Street, Overton, RG25, commanding an elevated, dominant position on Winchester Street, this expansive detached split-level residence offers an extraordinary amount of versatile family space. Spanning a vast total internal floor area of approximately 2,325 sq ft (including the main living floors, substantial garage/workshop, and external summer house), this unique property has been masterfully configured to provide multi-generational layout options, extensive workshops, and exceptional social spaces.

Due to the clever split-level architecture, the primary everyday living spaces are positioned across the expansive first floor, capturing beautiful elevated natural light and views over the grounds.

The main social heart is a grand, front-to-back living room. This reception room offers a wonderful space for family gathering flowing naturally into the dining room which is perfectly positioned adjacent to both the kitchen and living spaces for effortless entertaining.

The kitchen/breakfast room is a culinary hub fitted with warm wood-fronted cabinetry, dark granite-effect countertops, and neutral tiled floors. It features a range-style cooker with a six gas burner top, premium built-in display cabinets, and an angled peninsula island that functions beautifully as a casual breakfast bar.

The first floor also houses four bedrooms, including a principal bedroom with integrated wardrobes and its own en-suite cloakroom/WC, alongside a separate, four-piece family bathroom suite. On the ground floor Bedroom 2 served by its own toilet ensuite, sitting alongside a highly substantial separate utility room. This section offers total independence, ideal as an annex for teenagers or co-living relatives.

Directly connecting to the main lower hall is an immense integral garage/workshop offering 445 sq ft of secure internal footprint, this dream space comes equipped with a built-in mechanic's inspection pit—making it the ultimate setup for classic car collectors, tradespeople, or professional hobbyists.

The property presents a grand and commanding facade to the street. It is approached via an expansive, extra-wide tarmac front driveway that offers off-road parking for numerous vehicles, leading directly to the twin garage doors. Tiered brick retaining walls partition a beautifully manicured, deeply stocked garden bank that flanks a wide flight of brick steps rising elegantly to the main entrance porch.

The rear garden is a spectacular beautifully manicured haven arranged over a gentle tiering system to maximize the sunny orientation.

Directly outside the main living room's sliding patio doors is a broad, premium sandstone sun terrace equipped with a mechanical pull-out sun awning, offering an exceptional sheltered area for alfresco dining, barbecues, and summer hosting.

The entire house is elegantly furnished with high-quality contemporary furniture, including a large leather sofa, dining table, and kitchen island. The property is also equipped with a range of modern appliances, including a built-in oven, gas hob, and dishwasher.





Overton Sales

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