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Lankhills Road, Winchester, Hampshire, SO23 7AE











ACCOMMODATION

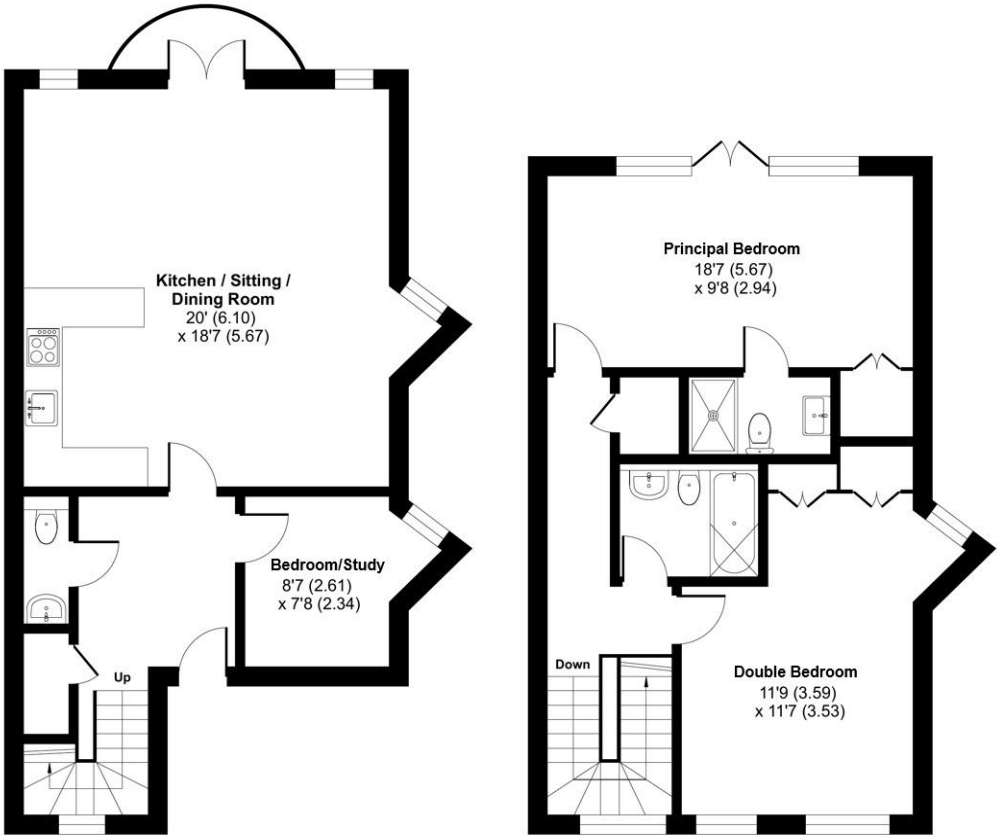
Designed with Scandinavian-inspired architecture, this exceptional duplex apartment offers stylish, light-filled interiors, clean lines and generous proportions throughout. Combining contemporary design, excellent natural light and a highly convenient location, it provides flexible city living just moments from Winchester city centre, the River Park recreation grounds and excellent amenities, including nearby St Bede Church of England Primary School. Two east-facing balconies, accessed from the living room and principal bedroom, provide the perfect setting for enjoying the morning sun, while the principal bedroom also benefits from far-reaching views. The heart of the home is the impressive open-plan living area, featuring a sleek, fully fitted kitchen and ample space for distinct sitting, dining and home-working zones. This versatile and sociable space is ideally suited to modern lifestyles and entertaining. The upper floor comprises two exceptionally well-proportioned bedrooms. The spacious principal bedroom features a stylish en suite shower room and enjoys elevated views, while a contemporary family bathroom serves the remaining double bedroom. Both bathrooms are finished with high-quality sanitary ware. Bedroom three is currently arranged as an elegant home office with bespoke Neville Johnson furniture but can easily be used as a third bedroom, offering excellent flexibility to suit a variety of lifestyles. Additional features include a guest cloakroom, a separate utility cupboard, beautifully maintained communal gardens, a private residents' car park and two allocated parking spaces, a particularly valuable feature in Winchester. The property's central yet peaceful setting makes it equally appealing to professionals, downsizers and those seeking a convenient lock-up-and-leave home, while its proximity to the River Park recreation grounds, highly regarded schools including St Bede Church of England Primary School, and the city's shops, restaurants and transport links further enhances its appeal. Offering contemporary design, versatile accommodation and an enviable location, this outstanding duplex apartment presents a rare opportunity to enjoy stylish, low-maintenance living in one of Winchester's most desirable settings.

Disclaimer: The current owners process of finalising the purchase of the freehold (which will be owned in common as alongside the other 3 flats in the block) and extending the leasehold to 999 years with peppercorn ground rent. This will be finalised ahead of sale, meaning purchasers will own the freehold for the flat at point of acquisition so no ground rent will apply. Overall site service charges (including garden, building, and common parts maintenance) per property changes slightly annually, but currently for flat 7 is £276/month.

Approximate Area = 1204 sq ft / 111.8 sq m

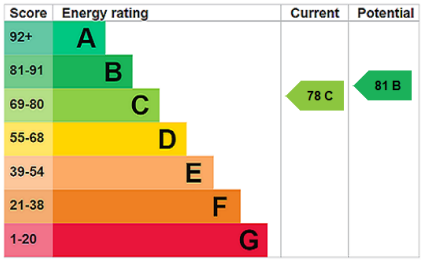
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Charters Estate Agents Limited. REF: 1488292





Scan the QR code to find out more information about this property.

SITUATION

Lankhills Road is one of Winchester's most sought-after residential addresses, ideally positioned within easy walking distance of the city centre, mainline railway station and the picturesque Water Meadows. The area is renowned for its attractive tree-lined streets, period architecture and excellent access to the city's outstanding amenities. Winchester offers an exceptional selection of independent boutiques, high street shops, cafés, restaurants and cultural attractions, together with a vibrant weekly market. The city is also home to the renowned Winchester Cathedral and the Theatre Royal, providing a rich blend of history and modern lifestyle. The property is particularly well placed for commuters, with Winchester's mainline station offering direct services to London Waterloo in approximately one hour, while the nearby M3 provides excellent road links to London, Southampton and the South Coast. The area is exceptionally well served by highly regarded state and independent schools, including The Westgate School, Peter Symonds College, Winchester College and St Swithun's School, making it an attractive location for families. Surrounded by beautiful Hampshire countryside, residents can also enjoy an abundance of walking and cycling routes, including the South Downs National Park, all contributing to Winchester's reputation as one of the country's most desirable places to live.



SPECIFICATION

- Scandinavian-inspired three-bedroom duplex apartment
- Open-plan living with two east-facing balconies
- Principal bedroom with en suite shower room
- Flexible third bedroom/study
- Two allocated parking spaces
- Beautiful communal gardens
- Close to Winchester city centre and River Park
- Contemporary, light-filled accommodation

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

GUIDE PRICE £500,000

TENURE

Share Of Freehold 125 Years from 01/01/2007
Unexpired Years: 106 Years Remaining
Annual Ground Rent: N/a
Ground Rent Increase: N/a
Ground Rent Review Period: N/a
Monthly Service Charge: £276
The current owners are in the process of finalising the purchase of the freehold (which will be owned in common alongside the other 3 flats in the block) and extending the leasehold to 999 years with peppercorn ground rent. This will be finalised ahead of sale, meaning purchasers will own the freehold for the flat at point of acquisition so no ground rent will apply. Overall site service charges (including garden, building, and common parts maintenance) per property changes slightly annually, but currently for flat 7 is £276/month

Disclaimer Property Details: The information provided is for guidance only and does not form part of any offer or contract. Prospective purchasers should verify all details themselves, including measurements, services, appliances, and fittings. No detailed survey has been carried out. Employees of this firm cannot provide any representation or warranty regarding the property. Following acceptance of an offer, ID verification is required in line with Anti-Money Laundering Regulations. This is carried out by a specialist third-party provider at a cost of £60 (inc. VAT) per purchaser, payable once the offer is agreed and before the sales memorandum is issued. This fee, per purchaser, is non-refundable. For Referral Fee Disclosure, please visit: www.chartersestateagents.co.uk/compliance