



Stoney Lane, Winchester, Hampshire, SO22 6DN

Winkworth

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Well-Presented, Detached Home in Sought After Stoney Lane

A beautifully presented, detached, chalet-style bungalow, which is superbly situated on Stoney Lane, close to local amenities. This five-bedroom property has well-proportioned rooms throughout offering approximately 1,864 sq ft of versatile living space which lends itself very nicely to modern living. There is a pleasing separation between the reception spaces and the bedrooms, which all have an abundance of natural light.

First impressions internally are excellent, with the welcoming hallway giving access to all the principal accommodation. The generous sitting room is triple aspect with a large window to the front to the front and an attractive inset wood burner makes a wonderful centrepiece along one wall. The open plan kitchen/dining room to the rear is the heart of the home. The kitchen itself is sleek and modern with base and eye-level units providing plenty of storage. Integrated appliances include oven, grill, five-ring gas hob, dishwasher and fridge/freezer. The room also provides plenty of space for a table and chairs to the rear as well as space for a comfortable seating area, making the whole room wonderfully sociable. Bifold doors open onto the rear patio and garden beyond, allowing an excellent amount of natural light. A useful utility room leads off the kitchen with space and plumbing for a washing machine and tumble dryer, with access to both the garden and converted garage.

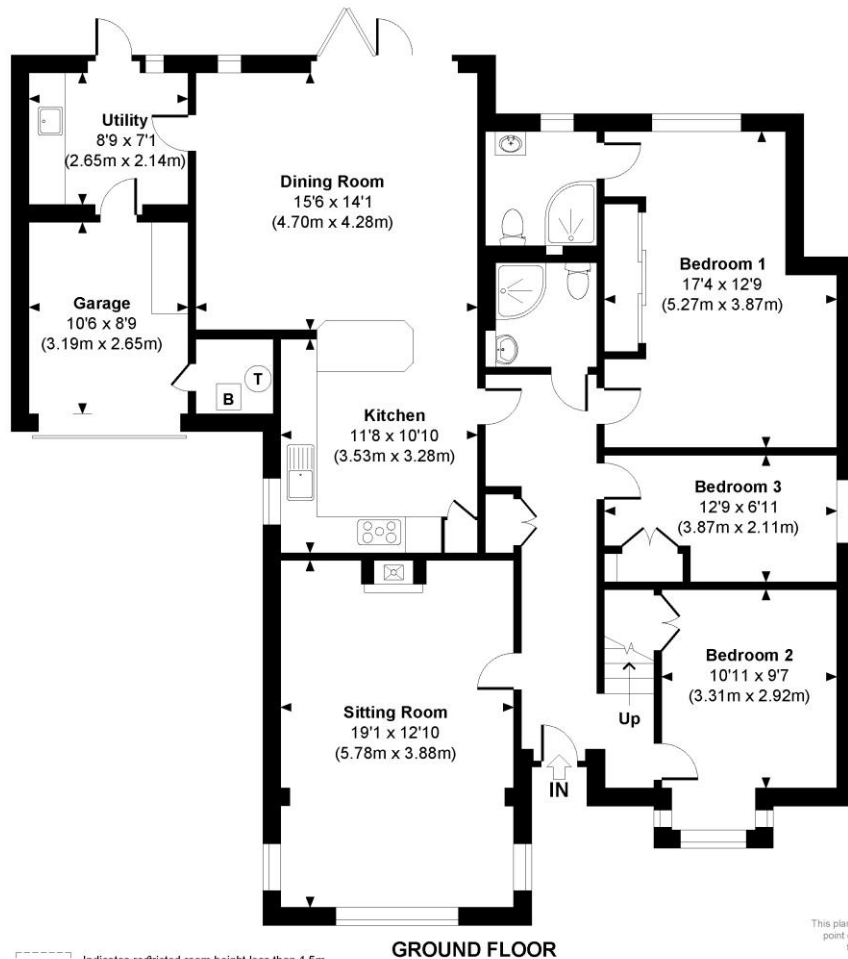
The hallway also gives access to three of the five bedrooms. To the rear, the principal bedroom is an outstanding space with plenty of built-in storage, an en-suite shower room, and a window overlooking the garden. One of the two further bedrooms on ground floor level benefits from built in wardrobes and both are served by a smart shower room. Stairs rise to the first floor where there are two further bedrooms, a sixth bedroom/study and a shower room with WC. Both bedrooms benefit from eaves storage.

Outside, the property is attractively and privately set back beyond the front garden and driveway which provides ample parking for several vehicles. To the rear, hedging provides a good degree of privacy, with mature shrubs and flowers within the borders around the lawn and raised beds. An impressive patio stretches across the rear of the house – perfect for outdoor entertaining. There is also a useful good-sized shed and greenhouse and a fire pit for the colder weather.

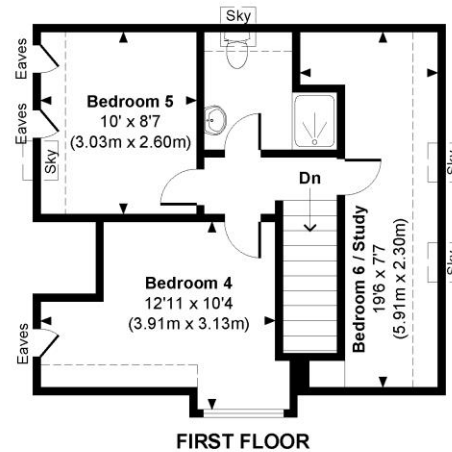




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Stoney Lane
Approximate Gross Internal Area
Main House = 1773 Sq Ft / 164.74 Sq M
Garage = 91 Sq Ft / 8.44 Sq M
Total = 1864 Sq Ft / 173.18 Sq M
Includes areas with Restricted room height.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Directions

Leave Winchester in a north easterly direction on Andover Road. Proceed along Andover Road over the railway bridge, and turn left into Stoney Lane. The property can be found on the right-hand side just after the turning for Woodstock Close.

Location

Stoney Lane is situated just over a mile from the city centre, ideally placed to give easy access to the local amenities where restaurants, takeaways, doctors' surgery, pharmacy, post office and shops including Waitrose and Aldi can all be found. The city centre is within easy reach, with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and the city's historic Cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location, as is the mainline railway station which is approximately one mile away with links to London in less than an hour. The property is in the catchment area for Weeke primary and Henry Beaufort secondary schools. Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for pre-university education, as are public schools Winchester College and St Swithun's School.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: E

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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