



Dean Lane, Winchester, Hampshire, SO22 5LH

Winkworth



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Character Thatched Detached Cottage

Offered with no forward chain, this wonderful Grade II Listed cottage is conveniently positioned in one of Winchester's most desirable addresses. Dean Lane is a quiet, very attractive and leafy lane occupied by substantial houses which rarely come to the market. The cottage is pleasantly situated very close to local shops, pharmacy and Doctors' surgery at Weeke, with the more immediate surroundings include Dean Lane Park, with children's playground, right on the doorstep. Royal Winchester Golf Club and beautiful countryside walks are easily accessible. The Dean Lane area remains extremely popular with those families who want to remain within walking distance of Winchester railway station and city centre.

The cottage was built in 1657 and is rich with original features such as exposed beams, wooden floors, and an attractive fireplace. Entry is via an enclosed porch, through into the appealing dining room with an original bread oven and lovely parquet flooring which flows into the utility area and kitchen/breakfast room. The kitchen itself is fitted with base and eye level units providing plenty of storage. Appliances include oven, gas hob, extractor, dishwasher, fridge and freezer with a washing machine and dryer in the utility area. A useful downstairs shower room is also situated to this side of the cottage. The spacious, triple-aspect sitting room, to the left of the hallway, has a warm and homely feel, with exposed beams, open fireplace and built-in shelving.

Stairs lead from the dining room to the first floor, where there are three bedrooms and a bathroom. Bedrooms one and two are good-sized doubles, benefitting from built in wardrobes. Bedroom three is a single, also with the advantage of built-in storage. All rooms are served by the family bathroom with bath and shower over.

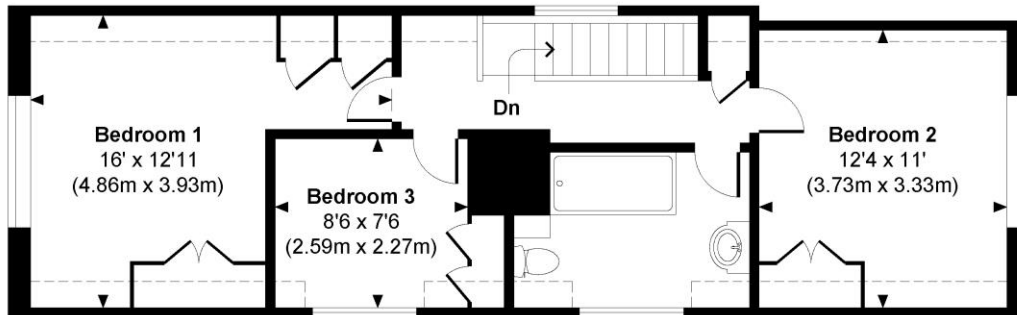
To the front of the property there is off street parking on the driveway alongside a private, pretty, garden that extends to the side of the cottage. The garden is mainly laid to lawn with hedging and shrub borders.



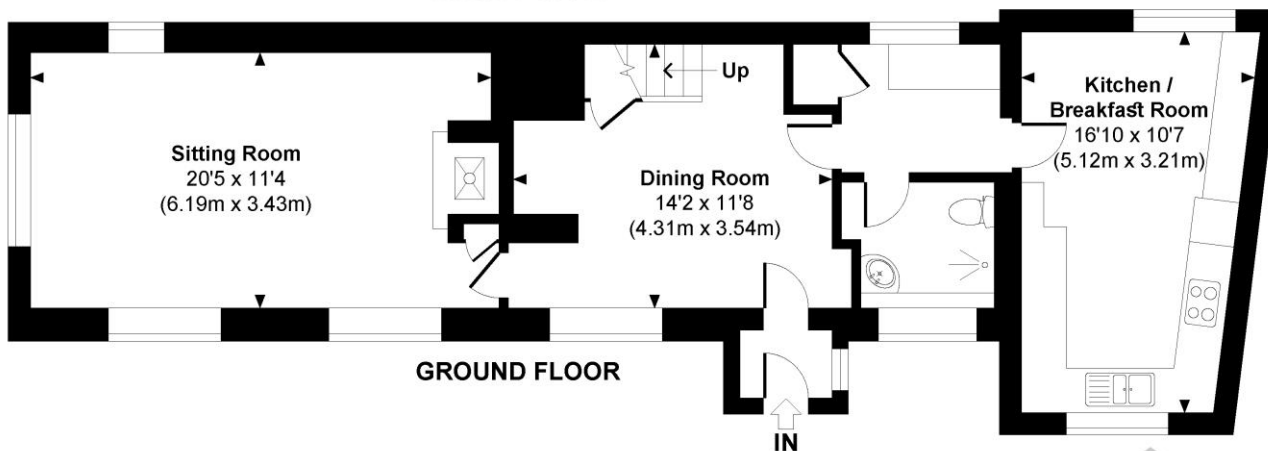
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Dean Lane

Approximate Gross Internal Area
Total = 1223 Sq Ft / 113.60 Sq M
Includes areas with Restricted room height.



FIRST FLOOR



GROUND FLOOR



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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.

Indicates restricted room height less than 1.5m.

Directions

From our office at 72 High Street turn left up High Street. At the mini roundabout turn right into Upper High Street, then left across the railway bridge. Turn right into St Pauls Hill then straight across the roundabout at the bottom of the hill into Stockbridge Road. Continue down Stockbridge Road across two more mini roundabouts, then turn left into Dean Lane. The property can be found on the right-hand side.

Location

Wonderfully positioned for the city centre and the mainline railway centre, Dean Lane is also noted for its proximity to the Waitrose store at Weeke, as well as the local shops on Stoney Lane and the playing fields at the bottom of Dean Lane. The house is in the school catchments for very good local schools, Weeke Primary and Henry Beaufort Secondary, Westgate and Kings' secondary schools. Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for pre-university education. The M3 motorway, A33 and A34 are also easily accessible from this location.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: F

EPC rating: N/A due to Listed Status

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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