



**Stoney Lane, Winchester, Hampshire, SO22 6DN**

**Winkworth**



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## Generously Proportioned, Detached Home in Sought After Stoney Lane

This handsome, detached, five-bedroom house was originally built in the 1980s, although it has subsequently been extended and refurbished to produce the spacious and flexible accommodation on offer today. The property has well-proportioned rooms throughout offering approximately 2,500 sq ft of versatile living space which lends itself very nicely to modern living.

First impressions internally are excellent, with the spacious, welcoming hallway giving access to all the principal accommodation. The hallway is home to a wonderful library area as well as a downstairs cloakroom and a substantial amount of understairs storage. Beautiful walnut flooring flows throughout the ground floor, connecting the rooms and producing a real sense of space. The generous sitting room is dual aspect with a beautiful box bay window to the front and large sliding doors to the rear patio. An attractive inset wood burner makes a wonderful centrepiece along one wall. The elegant dining room to the rear is appealingly presented with ample space for entertaining and, again, has a large sliding door to the patio. This room could equally be used as an additional sitting room/lounge or office. The open-plan kitchen/breakfast room was extended by the current owners, designed by Snug Architects, and is tastefully presented with a considerable amount of storage. Integrated appliances include six-ring gas hob, double oven, dishwasher and full-height refrigerator. The room also provides plenty of space for a table and chairs to the rear, where there is further storage courtesy of two full height fitted cupboards with inbuilt shelving and a cosy window seat – an ideal place to relax with a drink and admire the views of the garden. Sliding doors lead out to the rear patio and garden beyond while a side door provides access to both the front and rear. A useful utility room leads off the kitchen with space and plumbing for a washing machine and tumble dryer.

On the first floor there are four generous double bedrooms which radiate from the splendid light-filled landing. The principal bedroom has the advantage of fitted-wardrobes and a stylish contemporary en-suite with walk-in shower. Three further double bedrooms also have built-in storage and there is a smart family bathroom with bath and shower over. Stairs rise to the second floor where the loft has been expertly converted to provide a substantial double bedroom with eaves storage and a sleek modern shower room.

Outside, the property is attractively and privately set back beyond the front garden and driveway which provides ample parking for several vehicles. The double garage provides further parking while a gate to the side of the house leads through to the rear garden which is both private and mature, with mature shrubs within the borders around the lawn. A very impressive, stepped patio stretches across the rear of the house – perfect for outdoor entertaining. There is also a useful good-sized shed.

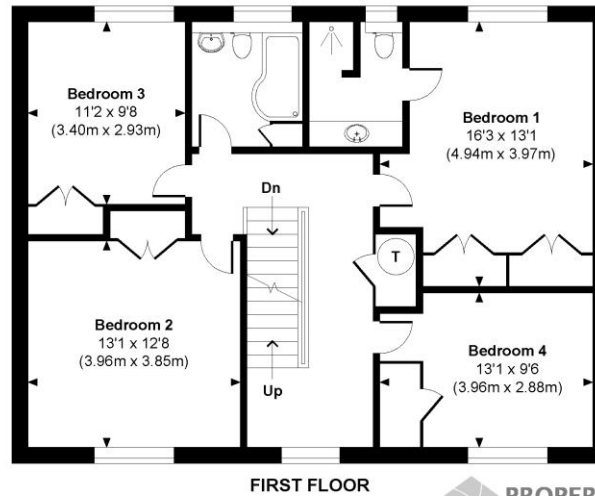
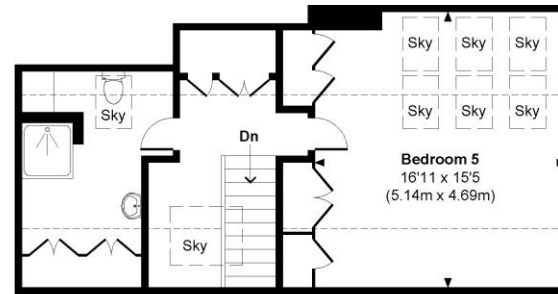
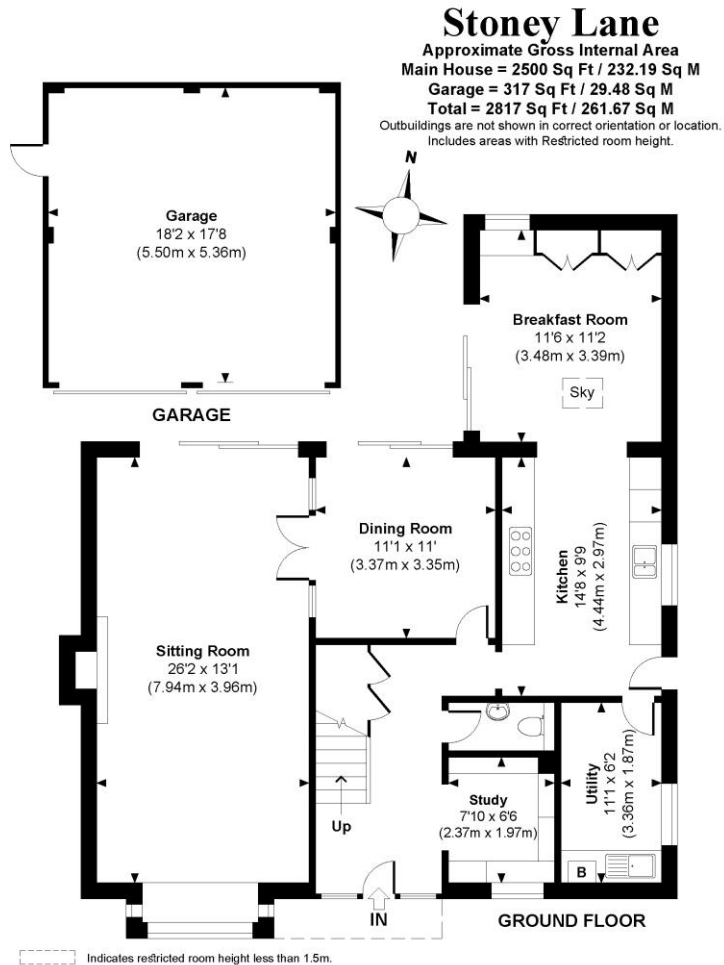








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### Directions

From our office in Southgate Street, turn right at the traffic lights and follow the road round to the left into Jewry Street. At the crossroads bear left into City Road and at the next set of traffic lights turn right onto 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 Appulby Gardens.

### Location

Stoney Lane is situated on the northern fringes of Winchester, 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 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 Swithuns School.

Winchester is a beautiful, small city with a rich history and excellent shopping and leisure facilities. In recent years Winchester has continued to evolve into a wonderfully diverse cultural and artistic hub and has also become a favourite destination for foodies with many excellent restaurants include the Ivy Brasserie, the Chesil Rectory, Rick Stein's fish restaurant and Brasserie Blanc.

**Tenure:** Freehold

**Services:** Mains gas, electricity, water and drainage

**Winchester City Council:** Council tax band: G

**EPC rating:** C

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

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