



Stoney Lane, Winchester, Hampshire, SO22 6DP

Winkworth



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Three-bedroom bungalow, situated on a popular road with scope to extend

This detached three-bedroom bungalow is set on a generous plot and situated on a very sought-after road, close to good local schools and with easy access to the station and city centre. There is ample scope to extend further, subject to relevant planning permissions.

The entrance hall provides access to bedroom three on the left which is situated at the front of the property. Across the hall is the large sitting room with a pretty feature fireplace and space for a dining table and chairs. This is a lovely bright space courtesy of the multiple windows together with double patio doors that lead outside. Adjoining is the galley style kitchen with ample base and eye level units and integrated appliances that include gas hob, double oven and space for a washing machine and dishwasher. A door provides access out to the rear garden. An internal hallway leading off from the sitting room provides access to bedrooms one and two and the main bathroom. Bedroom one benefits from built-in storage and an en-suite shower room.

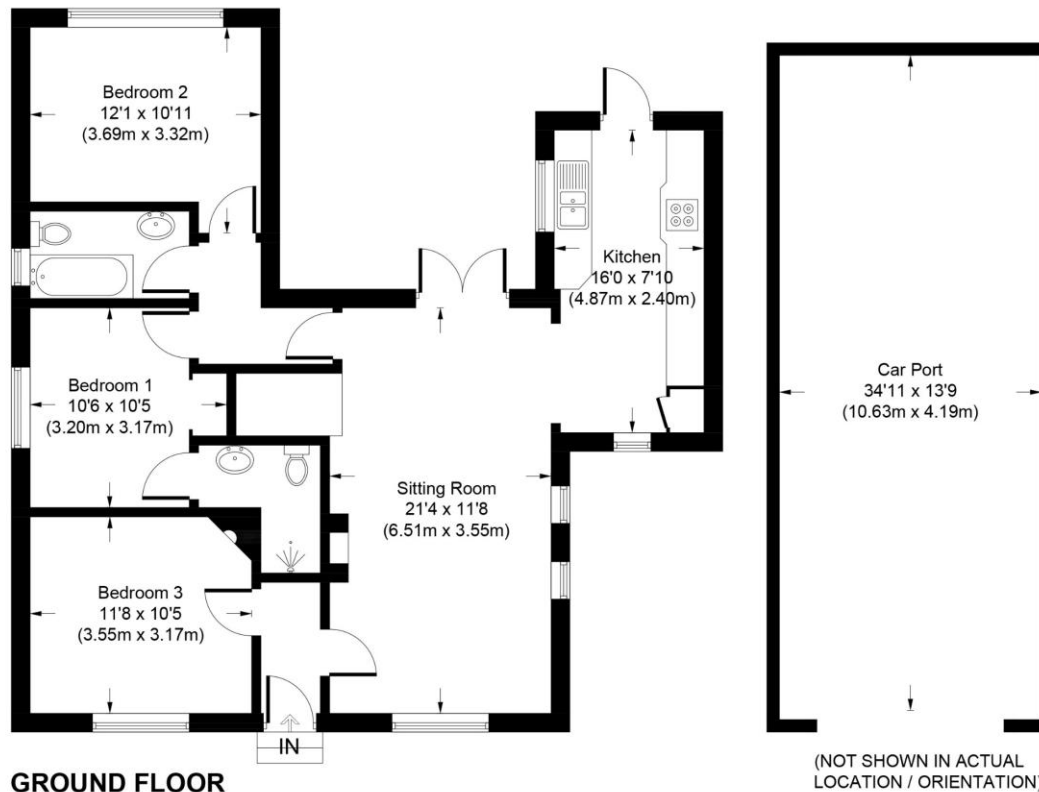
Outside to the front of the property is a large driveway providing ample off-road parking, alongside an area of lawn where a useful storage shed is placed. A convenient car port is positioned at the end of the driveway and there is side access to the mature rear garden which is mainly laid to lawn together with several shrubs and a patio area for seating directly outside of the property. A sizeable storage shed is positioned to the side of the garden.



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Approximate Gross Internal Area = 894 Sq Ft / 83.1 Sq M
(Excluding Car Port)



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.

Location

Stoney Lane is situated just over a mile from the city centre 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 and Winchester College are also nearby.

COUNCIL TAX: Band D, Winchester City Council.

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach May 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING:

PARKING: Off street parking on driveway.

Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

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