



Lanham Down Cottages, Lanham Lane, Winchester SO22 5JS

Winkworth

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Super Home in a Great Position on Lanham Lane

This wonderful three-bedroom terraced home is set over three floors and will greatly appeal to those who want convenient, modern living, as well as the benefits of excellent amenities nearby. The house occupies a great position in a most tranquil part of Lanham Lane, an area that is extremely popular for many reasons, particularly the proximity and easy access to the railway station, local shops on Stoney Lane and the countryside, with miles of field and forest trails, great for those long walks and picnics. Additionally, there is low energy lighting and the advantage of triple glazing and insulation. The property benefits from a sustainable heat/ventilation system and underfloor heating to the ground floor, while A renewable energy air source heat pump provides the hot water for the underfloor heating and first stage heating for the rest of the hot water.

The spacious hallway is a welcoming space, providing a bright feel with stairs to the first floor, a door to the downstairs cloak room and access through to the open plan sitting/dining/kitchen. The smart kitchen area is complete with an array of modern, fitted units with integrated oven and grill, hob, dishwasher, washer/dryer, fridge/freezer and a wine cooler, with room for a table and chairs. The sizeable sitting/dining room flows conveniently through the sliding doors into the conservatory, an ideal reception for relaxing, opening onto the garden.

On the first floor there are two bedrooms; an en-suite shower room which beautifully complements the main bedroom, and a second bedroom which is served by the neutrally decorated family bathroom.

On the second floor there is an excellent further double bedroom with built-in wardrobes and storage in the eaves.

Outside to the rear is an enclosed, low-maintenance, patio garden. Two parking spaces are provided, along with ample on road parking.

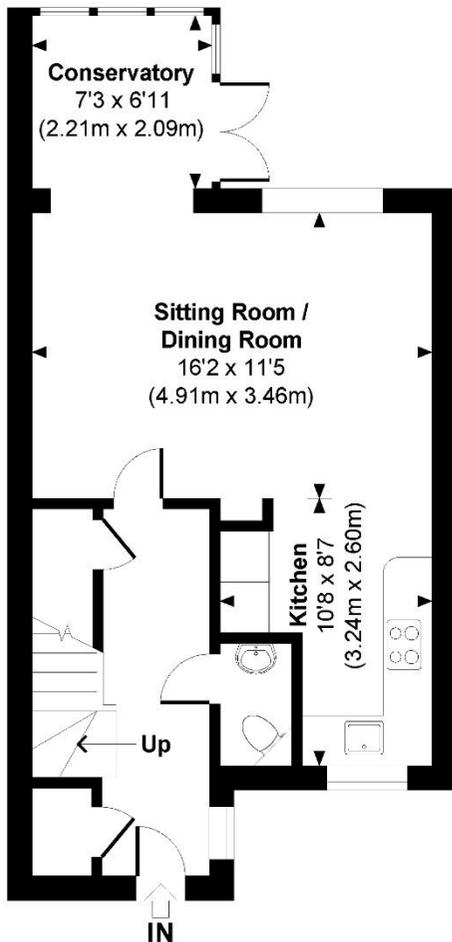
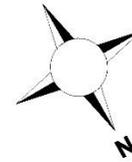




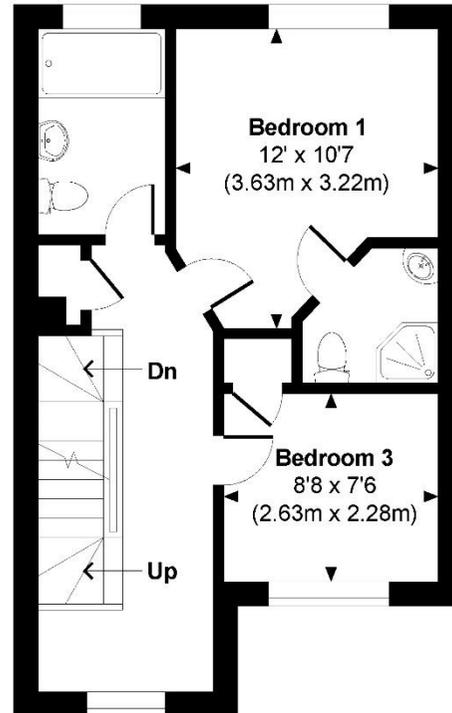
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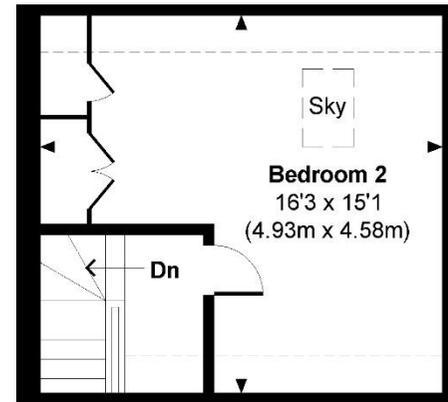
Approximate Gross Internal Area
Total = 1071 Sq Ft / 99.46 Sq M
Includes areas with Restricted room height.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Indicates restricted room height less than 1.5m.



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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

From our office in Southgate Street, turn left onto the High St and at the roundabout, take the second exit onto St Paul's Hill. At the roundabout, take the first exit onto Stockbridge Rd, go through two roundabouts, turn left onto Dean Ln. Turn left onto Lanham Lane and the property is on the left.

Situation

conveniently positioned for the city centre with its high street shops, boutiques, Discovery Centre, coffeeshops, public houses, restaurants, theatre, cinema, museums, the mainline railway station and of course, the City's historical cathedral. It is also noted for its proximity to the Waitrose store in Weeke and other local shops on Stoney Lane and the playing fields at the bottom of Dean Lane. The property is in the catchment area for excellent schools, namely Week Primary, and Henry Beaufort Secondary, with Peter Symonds Sixth Form College also close by. The M3 motorway, A33 and A34 are also easily accessible from this location.

Tenure

Freehold

Services

Main's water, Electricity, Septic Tank

Council tax band

D – Winchester City Council

EPC rating

C

Viewing

Strictly by appointment with Winkworth Winchester Office

Winkworth Winchester

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