



Old Kennels Lane, Winchester, Hampshire, SO22 4JS

Winkworth



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Elegant Proportions, Versatile Spaces, and a Garden Made for Entertaining

Upon entering this beautifully appointed family home one is welcomed into a spacious hallway that sets the tone for the generous proportions found throughout the property. Directly to your right is the elegant sitting room, a super dual-aspect space flooded with natural light, featuring French doors which open onto a patio area overlooking the front garden. Adjacent is the formal dining room, another dual aspect room with French doors to the garden, but also with direct access to the kitchen next door. This space could also serve as a wonderful office, studio, or playroom.

The kitchen / breakfast room is a real heart-of-the-home space, thoughtfully laid out with a central island and a wealth of storage and preparation areas in the attractive wooden cupboards which offer integrated appliances as well as a range oven. Flowing from here is the bright and airy breakfast room, featuring French doors that open to the garden and a superb, vaulted ceiling, creating an inviting informal dining area. A connecting door leads back to the hallway, allowing for excellent circulation.

To the right of the hall is a versatile study or fourth bedroom, offering an ideal work-from-home solution or flexible guest accommodation. Towards the rear of the ground floor is the principal bedroom suite, an impressively sized room benefitting from a private en suite shower room and ample built-in storage. A separate WC is accessed from the hallway. Upstairs, the first floor comprises two further well-proportioned double bedrooms, the second bedroom is particularly spacious and enjoys views over the gardens and surrounding area. Bedroom three is located at the front and includes en-suite shower room and access to eaves storage, enhancing practicality. There is also a modern family bathroom on this level.

The garden is a charming, well-established outdoor space offering a wonderful sense of privacy and seclusion. Thoughtfully landscaped over several levels, it features a series of terraced patios ideal for al fresco dining and entertaining, with mature planting, fruit trees, and a brick-built pizza oven adding both character and practicality. A combination of raised beds, trellising, and secluded seating areas creates a tranquil retreat, perfect for enjoying the warmer months.

The property is offered chain free.



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49, Old Kennels Lane, SO22 4JS

Approximate Gross Internal Area = 2304 Sq Ft / 214.1 Sq M
(Including Garage / Eaves)



Directions

From our office on the High Street, head west. At the junction, turn left onto Upper High Street. Continue straight through the mini roundabout, passing Romsey Railway Station on your right. At the next roundabout, take the second exit onto Romsey Road (B3040). After about 1.5 miles, go straight over the roundabout with Chilbolton Avenue, then pass through two sets of traffic lights. At the following roundabout, turn left onto Badger Farm Road. Follow Badger Farm Road, then turn right onto Oliver's Battery Road South, which curves into Old Kennels Lane.

Location

Old Kennels Lane is ideally positioned in the popular residential area of Oliver's Battery, offering a friendly community feel and convenient access to local amenities, including a parade of shops, primary school, and green open spaces. The property is well placed for easy travel into Winchester city centre and to the mainline station, with regular bus services and excellent road links via the M3 and A34. It falls within catchment for highly regarded local schools and offers a desirable balance of suburban calm with swift connections to London, the South Coast, and beyond.

COUNCIL TAX: Band E, Winchester City Council.

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: Fibre to the Cabinet Broadband. Checked on Openreach June 2025.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

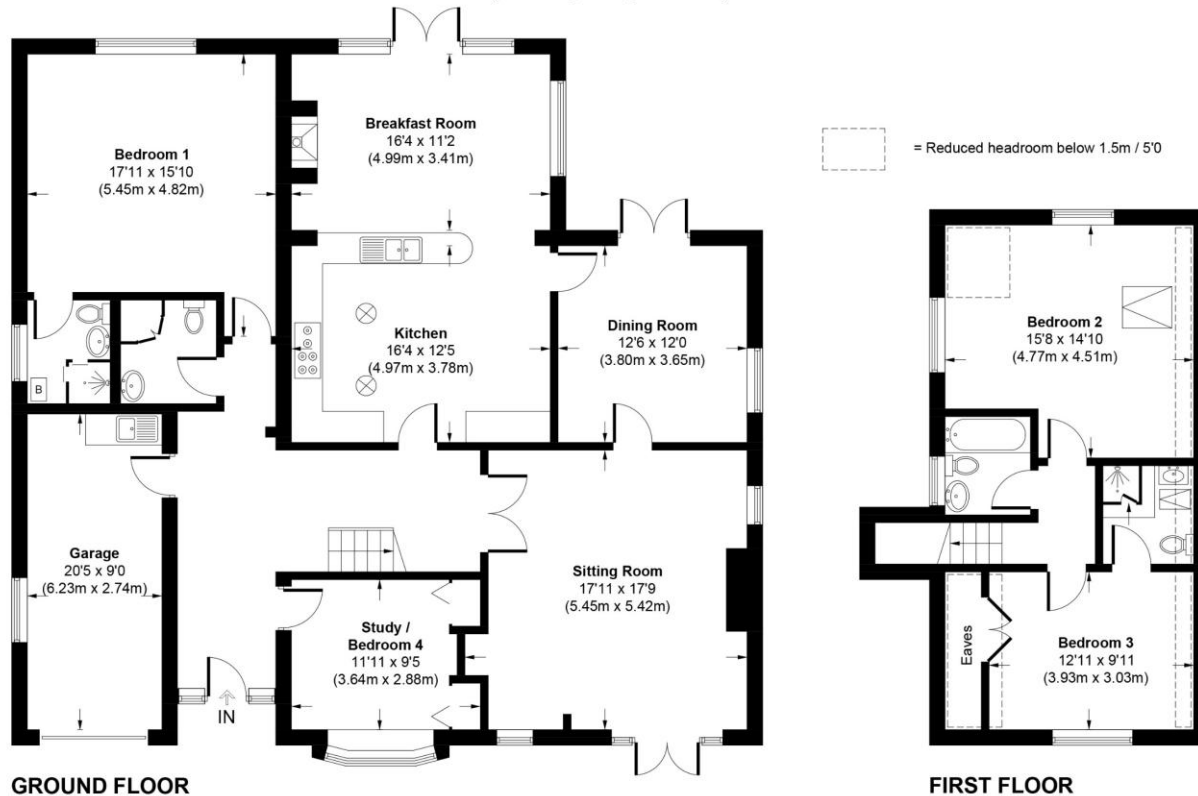
EPC RATING: C

PARKING: Off street parking on driveway.

Viewings

Strictly by appointment with Winkworth Winchester Office

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



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.

Winkworth Winchester

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