



2 Kilham Lane, Winchester, Hampshire, SO22 5PS

**Winkworth**

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

This handsome, detached, five-bedroom house is a beautifully presented and impressive family home in one of Winchester's most sought-after addresses. The property has been significantly extended and reconfigured to offer approximately 2,600 sq ft of well thought out and flexible accommodation.

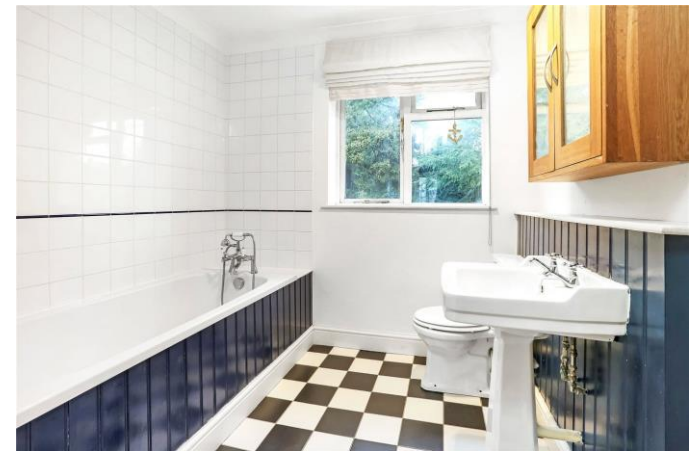
The property benefits from a covered veranda area before entering through the front door into the enclosed porch. The hallway then leads directly into the wonderful open-plan kitchen/breakfast room featuring beautiful tiled flooring. The kitchen itself is well equipped with base and eye-level units providing plenty of storage. Integrated appliances include oven, hob, extractor, fridge and dishwasher with space for further appliances. The room provides plenty of space for a table and chairs and/or a cosy seating area with double doors opening out to the rear patio and garden beyond. A useful utility room leads off the kitchen with space and plumbing for a washing machine and tumble dryer and includes a separate wet room with a shower and WC as well as rear access to the integral garage. Combining the wet room with the study/fifth bedroom creates a perfect space for overnight guests or for those needing accommodation all at ground-floor level.

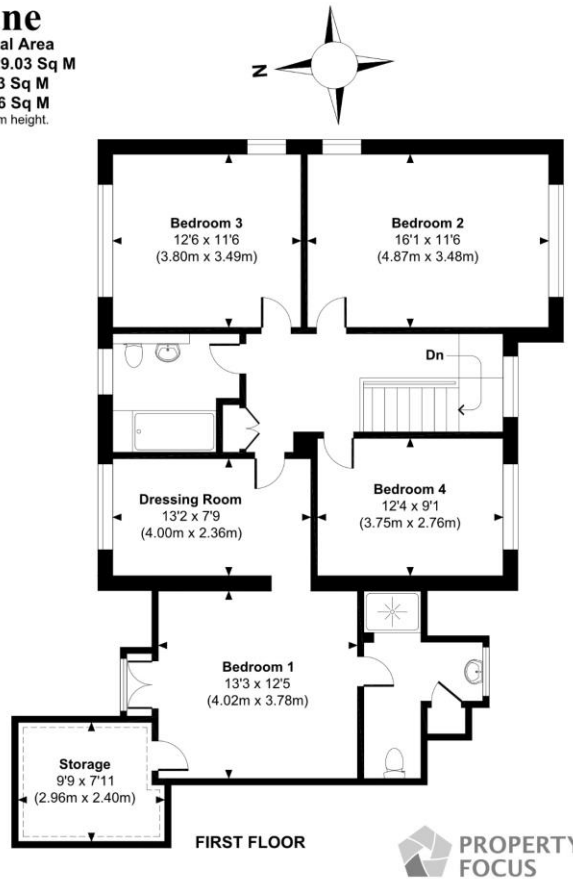
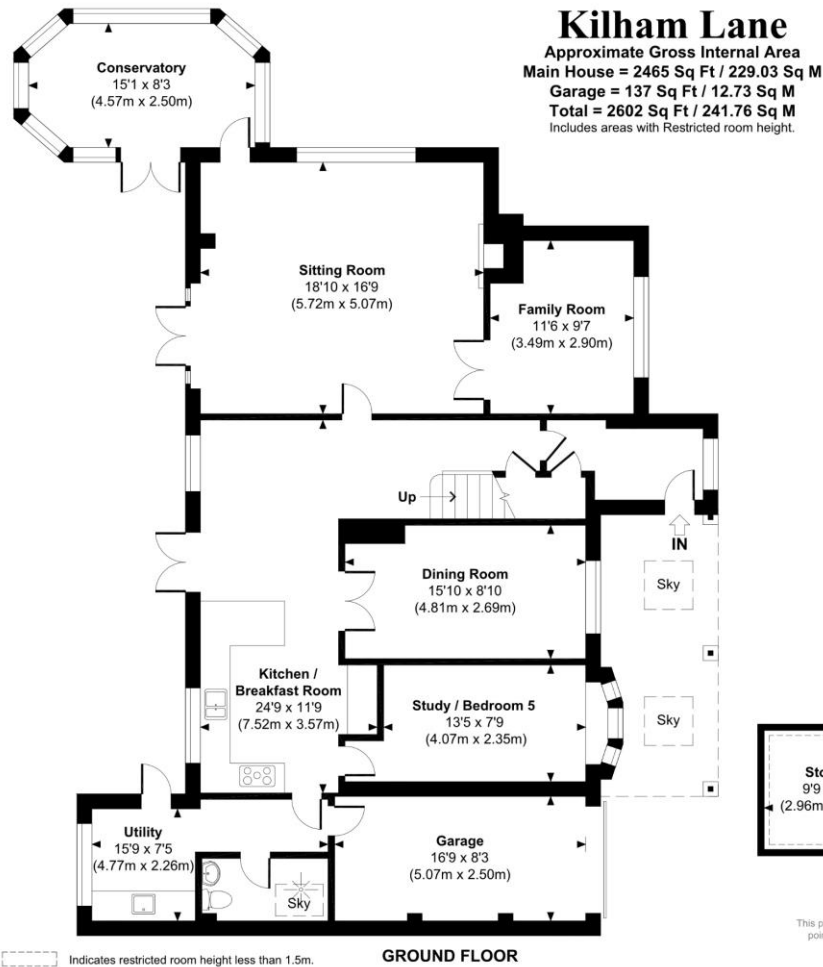
The elegant sitting room lies to the right of the hallway and is a superb, double-aspect room with a large window to the side, double doors to the patio and a beautiful feature fireplace. Two further rooms are reached from here, the family room to the front and conservatory to the rear, both providing wonderful additional reception space. To the front of the house, leading from the kitchen, the lovely light dining room and the substantial study/fifth bedroom complete the accommodation on this level.

On the first floor there are four generous bedrooms which radiate from the splendid light-filled landing. The principal bedroom has the advantage of a Juliette balcony and a stylish contemporary en-suite shower room, along with a considerable amount of eaves storage. A large room alongside can be used as a dressing area or could easily be converted to another bedroom. The three further bedrooms, two of which are dual aspect, share the smart family bathroom with bath and shower over.

Outside, the property is attractively and privately set back beyond the front garden and driveway which provides ample parking for several vehicles. The garage provides further parking while gates on both sides of the house lead through to the rear garden which is both private and mature, with shrubs and established trees within the borders around the lawn. A patio stretches across the rear of the house – perfect for outdoor entertaining. There are also two useful good-sized sheds, one with power.







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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.

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### Directions

From our offices in Southgate Street turn left into High Street and bear left towards Upper High Street. At the roundabout carry straight on into Romsey Road and follow this past the hospital to the next roundabout. Carry straight on over the roundabout and over the next set of traffic lights. At the next set of traffic lights turn right onto Kilham Lane. The property can be found on the right-hand side.

### Location

Kilham Lane is well placed for access to the mainline railway station (with links to London Waterloo in approximately 60 mins) and also Sainsbury's and Waitrose supermarkets. The city is within easy reach with its High Street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, leisure centre, museums and, of course, the city's historic cathedral. The property is within catchment and in close proximity to the highly regarded Kings' School and there are very good private schools in the area.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage.

### Winchester City Council

Council tax band: G

**EPC rating:** D

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

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