



Stanmore Lane, Winchester SO22 4AJ

Winkworth



Stanmore Lane, Winchester, United Kingdom, SO22 4AJ

Welcoming and well-maintained family home

This well-maintained family home is perfectly formed but also represents a superb opportunity for buyers to make the house their own. The property is conveniently positioned within easy reach of all that the city has to offer and is offered with no forward chain.

On the ground floor the entrance hall gives access to the spacious sitting room which lies at the front of the property featuring a lovely bay window, attractive fireplace and useful built-in shelving. The room is open plan to the dining room beyond, offering the flexibility of closing off the two spaces if so desired. Beyond the dining room is the galley style kitchen fitted with ample base and eye level units providing ample storage. Integrated appliances include double oven, grill, gas hob, dishwasher and fridge freezer. There is space to place a table and chairs to create a breakfast area overlooking the garden with bi-fold doors leading outside. Adjacent to the kitchen, and accessed via a convenient utility area, is a versatile room which was previously used as a study but could perhaps be used as an additional reception room or playroom. There is also a downstairs WC on this floor.

Stairs lead up to the first floor where there are three double bedrooms. The master bedroom is a bright space offering plenty of natural light courtesy of the large windows and also benefitting from an en-suite shower room and a pretty period fireplace. A modern family bathroom with shower and freestanding bath completes the first-floor accommodation.

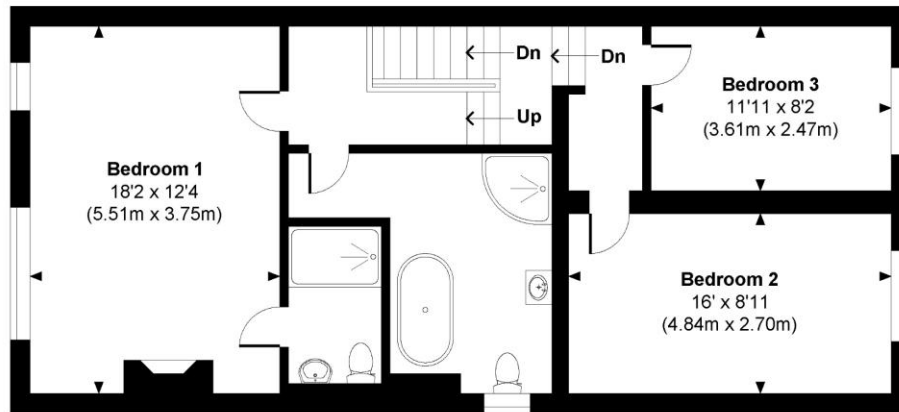
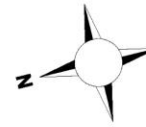
Outside to the front of the property there is a walled garden with several planters containing flowers and shrubs. A gate provides access to the generously sized rear garden where there is a patio area covered by a lovely pergola across the back of the property. The remainder is laid to lawn with mature shrub and tree borders.



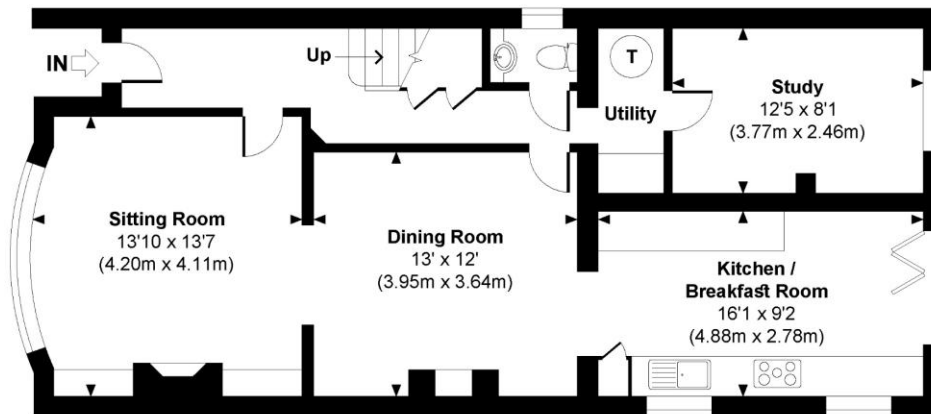
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Stanmore Lane

Approximate Gross Internal Area
Total = 1539 Sq Ft / 142.93 Sq M



FIRST FLOOR



GROUND FLOOR

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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

Follow Southgate Street which becomes St Cross Road. At the traffic lights turn right into Lower Stanmore Lane and follow the road until it becomes Stanmore Lane. Continue under the railway bridge and at the roundabout take the second exit to continue on Stanmore Lane.

Location

Stanmore Lane is conveniently positioned for the mainline railway station and the city centre with its high street shops, boutiques, Discovery Centre, coffee shops, public houses, restaurants, theatre, cinema, museum and, of course, the City's historic cathedral. The property is in the catchment area for Stanmore Primary School and Kings Secondary School. The M3 motorway, A33 and A34 are also easily accessible from this location.

COUNCIL TAX: Band E, Winchester City Council.

SERVICES: Mains Gas, Electricity, Water & Drainage.

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

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: D

PARKING: Permit parking under zones 2A/2B.

Viewings

Strictly by appointment with Winkworth Winchester Office

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

Winkworth Winchester

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