



**Westley Close, Winchester, Hampshire, SO22 5LA**

**Winkworth**



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## Rarely Available Character Period Detached Cottage

This wonderful character cottage is conveniently positioned at the end of a quiet, attractive and leafy close. The cottage is pleasantly situated close to local shops, doctors' surgery, pharmacy, Waitrose and Aldi stores as well as Dean Lane Park, with children's playground, just down the road. Royal Winchester Golf Club and beautiful countryside walks are easily accessible. The area remains extremely popular with those families who want to remain within walking distance of Winchester railway station and city centre.

This superb home has been well maintained and extended by the current owners, with scope for further extension, subject to the relevant planning permissions. A great deal of thought has been taken with the layout and the balance achieved is just right, with four bedrooms and three reception rooms arranged over two floors.

The property can be entered directly into the kitchen/dining room or via the lovely, light-filled conservatory, which is the ideal place to relax with a drink and admire the views of the garden. The kitchen itself is sleek and well-appointed with base and eye-level units providing ample storage, including an exceptionally useful larder cupboard. Integrated appliances include oven, hob, extractor and dishwasher with space for a full height fridge/freezer. The kitchen and dining area have views over the garden and there is plenty of room for a table and chairs. Double doors lead through to the charming family room with attractive original mantel beam and large windows to the front. Across the hallway lies the bright sitting room with a window onto the conservatory allowing plenty of natural light. An understairs cupboard has space and plumbing to neatly house a washing machine while the generous downstairs cloakroom has space for a tumble dryer.

Upstairs there are four good bedrooms; the principal bedroom is an excellent size with wonderful views over the garden and built-in wardrobes. A shower room across the landing could easily be converted back to an en-suite if desired. Two further bedrooms are doubles while the fourth bedroom is a good-sized single. The family bathroom has a bath with power shower over.

Outside, the cottage has a spacious frontage with a patio area directly in front of the property. A pretty bank houses plenty of shrubs and flowers with steps up to the main garden. The generous lawn is bordered by mature shrubs and trees offering a good degree of privacy and a path along one side of the garden leads to the driveway with garage and off-street parking for several vehicles. A shed provides useful storage.



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### Ivy Cottage

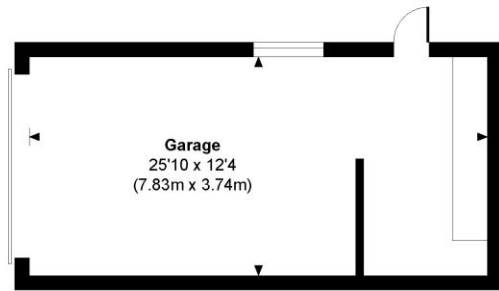
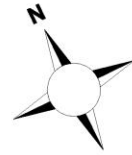
Approximate Gross Internal Area

Main House = 1737 Sq Ft / 161.32 Sq M

Garage = 315 Sq Ft / 29.28 Sq M

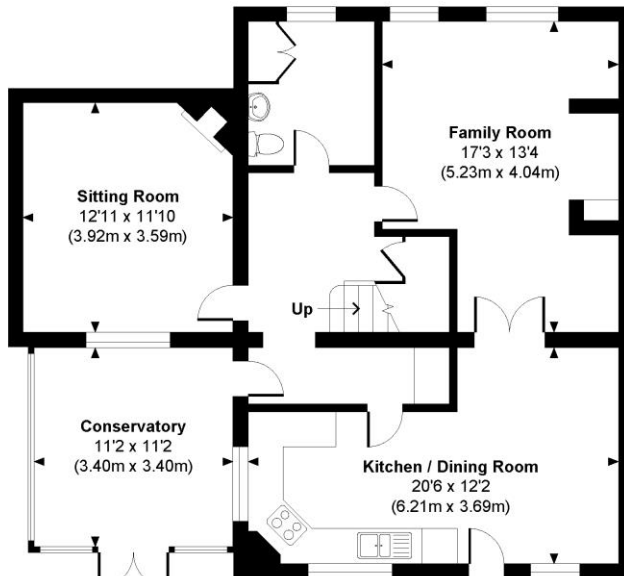
Total = 2052 Sq Ft / 190.60 Sq M

Outbuildings are not shown in correct orientation or location.



Garage  
25'10 x 12'4  
(7.83m x 3.74m)

GARAGE



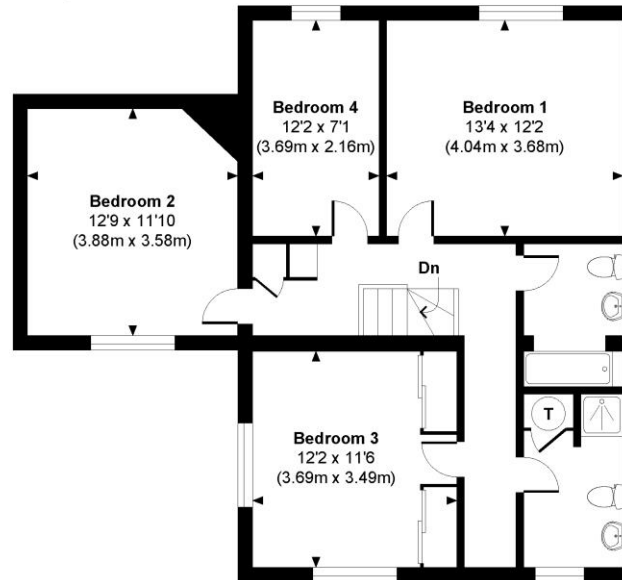
Sitting Room  
12'11 x 11'10  
(3.92m x 3.59m)

Family Room  
17'3 x 13'4  
(5.23m x 4.04m)

Conservatory  
11'2 x 11'2  
(3.40m x 3.40m)

Kitchen / Dining Room  
20'6 x 12'2  
(6.21m x 3.69m)

GROUND FLOOR



Bedroom 2  
12'9 x 11'10  
(3.88m x 3.58m)

Bedroom 4  
12'2 x 7'1  
(3.69m x 2.16m)

Bedroom 1  
13'4 x 12'2  
(4.04m x 3.68m)

Bedroom 3  
12'2 x 11'6  
(3.69m x 3.49m)

FIRST 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

From our office in Southgate Street, turn left at the traffic lights into the High Street. At the mini roundabout turn right into Upper High Street, then left across the railway bridge. Turn right into St Pauls Hill then straight across the roundabout at the bottom of the hill into Stockbridge Road. Continue down Stockbridge Road across two more mini roundabouts, then take a left into Dean Lane. Take the first left into Stockers Avenue, and then take the second left into Westley Close. The property can be found on the left-hand side.

### Location

The property is conveniently positioned for the city centre with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums, the mainline railway station and, of course, the city's historic cathedral. Westley Close is noted for its proximity to the Waitrose & Aldi stores, doctors' surgery and pharmacy as well as the other local shops on Stoney Lane and the playing fields at the bottom of Dean Lane. The property is in the catchment area for very good local schools, namely Weeke Primary and Henry Beaufort Secondary, and Peter Symonds Sixth Form College is also close by. The M3 motorway, A33 and A34 are also easily accessible from this location.

Tenure: Freehold

### Services

Mains gas, electricity and water. Private drainage.

Winchester City Council

Council tax band: F

EPC rating: D

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

### Winkworth Winchester

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