



Dean Lane, Winchester, SO22 5LL

Winkworth

Dean Lane, Winchester, SO22 5LL

Grand Detached Family Home on Beautiful Dean Lane

This substantial, beautifully presented home of 3,750 sq ft really does offer everything a family could desire, with plenty of reception spaces, ample bedrooms to match, and all neatly wrapped within 0.3 acres of gardens in one of Winchester's most sought-after addresses. Dean Lane is a quiet, leafy road occupied by substantial houses which rarely come to the market. The lane is popular for its superb situation within easy reach of the station and city, with beautiful walks right on the doorstep.

The house impresses on many levels, not least its layout, which is perfectly suited for the demands of family life with large, bright, communal spaces but also plenty of scope for privacy within the three/four separate reception rooms. With five large, double bedrooms, all of which have en-suite bathrooms or shower rooms, there is ample space for the family to enjoy as well as for accommodating guests in style. At the time the property was extended some years ago, it was clearly with a brief to maximise the natural light in every room; a feat that has been admirably achieved, with many windows allowing the light to flood throughout.

The ground floor flows well from a spacious and welcoming central reception hall; open-plan to the impressively large sitting room to the left, there are also doors through to an office, a good-sized snug and a downstairs WC. The principal sitting room is a large, welcoming and bright space with access through to a conservatory at the rear. At the far end of the hall lies the wonderful kitchen/dining/family room measuring some 32 ft in length with natural light emanating from three separate aspects. The kitchen has ample units, an electric aga range with AIMS, large central island and is open plan to the dining area alongside – together making an ideal entertaining space. Double doors lead out to the garden and there are storage cupboards off to one side. As one would hope, practical spaces have been well catered for, with a useful utility room off the kitchen, and a storage cupboard tucked under the stairs.

The upstairs accommodation perfectly complements the ground floor area, comprising five double bedrooms all with stylish en-suite bathrooms or shower rooms, and all leading from a large central landing. The principal bedroom in particular is an impressive, large room with an array of built-in wardrobes as well as a spacious en-suite including a bath and separate shower cubicle. All of the other bedrooms are really good sizes, ensuring there will be no family fights over who gets the larger rooms!

The super gardens extend to approximately 0.3 acres. Running across the rear of the house is a good area of lawn beyond a large patio, perfect for dining out during those summer months. To one side is a substantial brick-built home studio or office, equipped with hot water cloakroom and internet connections, while there is a good-sized garden shed in the far corner. There is access down both sides of the house to the front of the property. The house is set back from the road, offering privacy and a sense of space behind a large drive laid to tarmac. There is a further shingle area to one side, and a detached car-port style garage on the other.





Dean Lane, Winchester, SO22 5LL

Dean Lane, Winchester, SO22

Approximate Area = 3503 sq ft / 325.4 sq m (excludes carport)

Outbuilding = 252 sq ft / 23.4 sq m

Total = 3755 sq ft / 348.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 788789

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. Follow the road round to the right (pass Teg Down meads on the left) and the property can be found on the right-hand side.

Location

Dean Lane is one of the most sought after addresses in Winchester, with excellent walks from the doorstep. Conveniently positioned for the mainline railway station and City centre with its historic cathedral, high street shops, Discovery Centre, coffee shops, restaurants, theatre, cinema and museums. Dean Lane is noted for its proximity to the Waitrose and Aldi stores at Weeke, doctor's surgery, pharmacy and post office, as well as the other local shops and takeaways on Stoney Lane and the playing fields at the bottom of Dean Lane. The property is close to very good local schools, including Weeke primary and Henry Beaufort, Westgate and Kings' secondary schools. Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for pre-university education. The M3 motorway, A33 and A34 are also easily accessible from this location.

Tenure: Freehold

Services: Mains gas, electricity, water and drainage

Winchester City Council Tax Band: F

EPC rating: C

Viewings: Strictly by appointment with Winkworth Winchester Office

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

Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS
020 7871 0589 | countryhouse@winkworth.co.uk

Winkworth

See things differently