



Stoney Lane, Winchester, Hampshire, SO22 6DN

Winkworth



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Well Presented and Spacious Detached Bungalow Situated in a Quiet Off-Road Location

This delightful, detached, four-bedroom bungalow is situated in an attractive and peaceful location, tucked away in a lovely private spot off the main road. The property offers spacious, light-filled accommodation throughout and is conveniently positioned for access to the local amenities and schools.

The welcoming entrance hall leads on to all the principal rooms. The main focus is an impressive sitting room, which is bright and airy courtesy of its double aspect, with a gas feature fireplace and sliding doors opening onto the conservatory. The conservatory itself is a good-sized room, perfect for relaxing with a drink and enjoying the views over the well-maintained garden.

The fitted kitchen has an integrated fridge, oven, grill and hob and space for a dishwasher, freezer and other appliances. A useful utility room lies alongside the kitchen with space and plumbing for a washing machine as well as space for a tumble dryer. From here access can be gained to the side of the bungalow and onward to the garden or driveway.

The four bedrooms are all nicely arranged to one side of the property, with two overlooking the rear garden and two overlooking the front. The spacious principal bedroom has built-in double wardrobes and an en-suite bathroom with bath and separate shower cubicle. Bedroom two also has the advantage of double fitted wardrobes and, along with the two remaining bedrooms, is served by the family bathroom which has a bath and separate shower cubicle.

Outside to the front of the bungalow there is a well-maintained garden alongside ample parking on the drive. The detached double garage is a particular feature of the property with a high roof line and electric door. The rear garden is attractive and easy to maintain. It is laid mainly to lawn with a patio directly behind the property and mature tree and shrub borders adding privacy. A greenhouse is a useful addition for the keen gardener.



18C Stoney Lane, Winchester, Hampshire, SO22 6DN

Directions

Leave Winchester in a north easterly direction on Andover Road. Proceed along Andover Road over the railway bridge and turn left into Stoney Lane. The property can be found on the right-hand side just after the turning for Woodstock Close.

Location

Stoney Lane is situated just over a mile from the city centre, ideally placed to give easy access to the local amenities where restaurants, takeaways, doctors' surgery, pharmacy, post office and shops including Waitrose and Aldi can all be found. The city centre is within easy reach, with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and the city's historic Cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location, as is the mainline railway station which is approximately one mile away with links to London in less than an hour. The property is in the catchment area for Weeke primary and Henry Beaufort secondary schools. Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for pre-university education, as are public schools Winchester College and St Swithun's School.

Tenure: Freehold

Services: Mains gas, electricity, water and drainage

Winchester City Council
Council tax band: F

EPC rating: D

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Stoney Lane

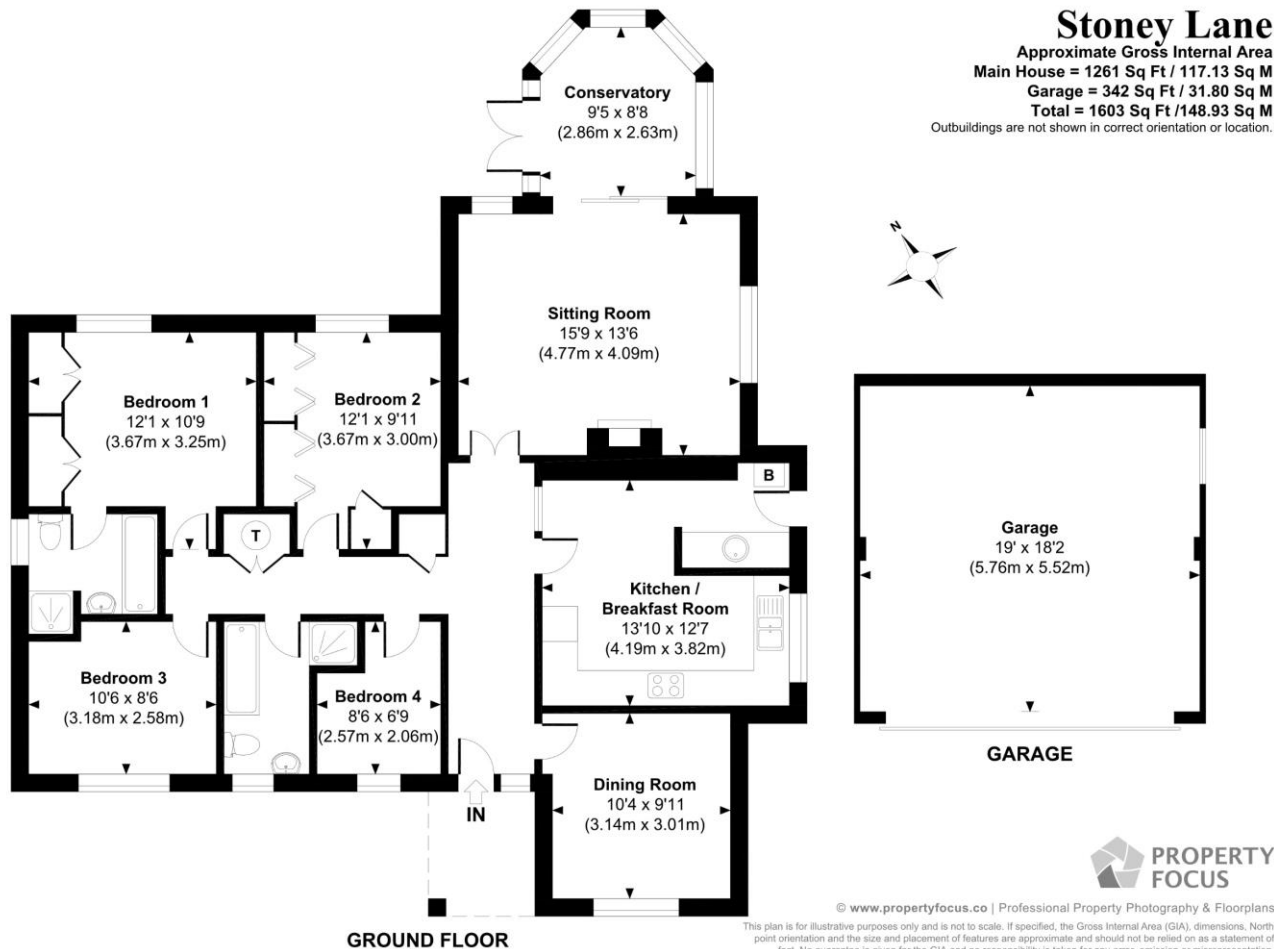
Approximate Gross Internal Area

Main House = 1261 Sq Ft / 117.13 Sq M

Garage = 342 Sq Ft / 31.80 Sq M

Total = 1603 Sq Ft / 148.93 Sq M

Outbuildings are not shown in correct orientation or location.



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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.

Winkworth Winchester

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