



Mornington Drive, Winchester, Hampshire, SO22 5LR

Winkworth



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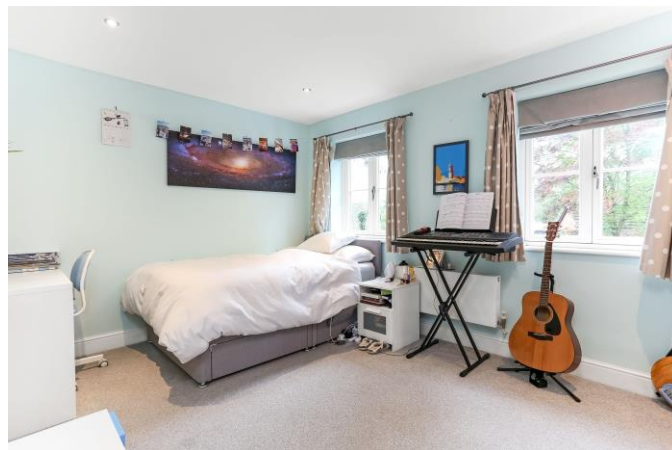
Modern Five-Bedroom Family Home Close to Local Amenities

This handsome and beautifully presented house has 2115 sq ft of spacious, versatile living accommodation and is located in a small modern development of classically styled houses. It is in an enviable position off Dean Lane which gives easy access to Waitrose, Friarsgate doctors' surgery and is approximately one mile from Winchester national railway station.

The welcoming entrance hall displays high ceilings and gives access to all the reception spaces, including a family room to the left with useful built-in storage. The heart of this lovely home is the stunning open plan kitchen/dining/sitting room situated at the rear of the house. This flexible space includes an attractive fireplace in the generous sitting area and a good-sized dining area alongside the high quality fitted kitchen with plenty of space for a dining table and chairs. The kitchen itself incorporates a breakfast bar and integrated appliances including gas hob, double oven, microwave, dishwasher and fridge freezer. The whole room is lovely and light courtesy of its double aspect, two roof lights and glazed double doors opening onto the garden. The ground floor also includes a handy downstairs WC and spacious understairs storage cupboard.

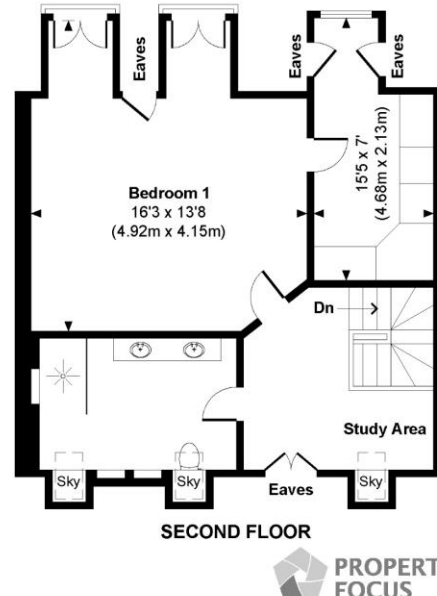
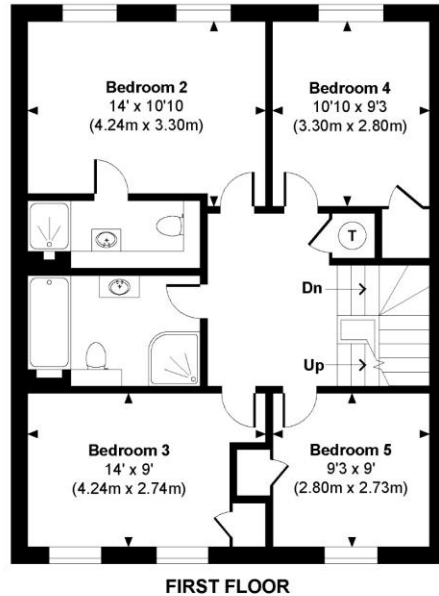
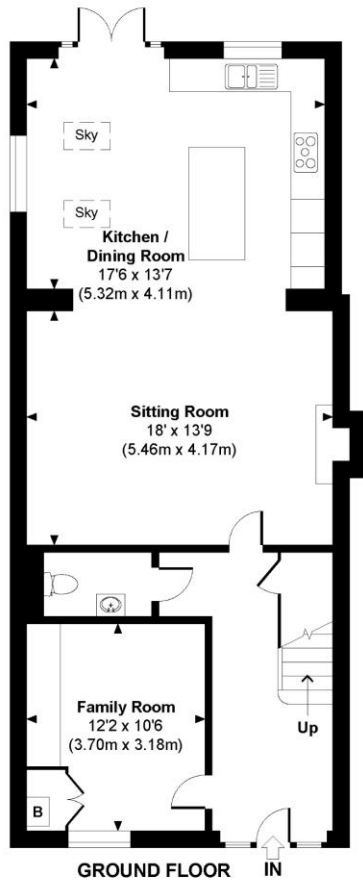
The beautifully appointed first floor accommodation includes four good bedrooms and two bathrooms. The largest bedroom has the advantage of a contemporary en-suite shower room while the three further bedrooms are served by the stylish family bathroom. Stairs lead to the second floor where the principal bedroom suite is located, including a dressing room and superb en-suite wet room. There is a substantial amount of eaves storage on this level and the generous space on the landing creates an ideal study area.

Outside, the property has a well-maintained rear garden which is mainly laid to lawn with a paved area alongside the kitchen/dining room and a useful shed providing storage. There is off street parking in the car port and to the front of the house.



Mornington Drive

Approximate Gross Internal Area
Total = 2115 Sq Ft / 196.52 Sq M



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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

Leave Winchester in a north-westerly direction along Stockbridge Road. Continue down Stockbridge Road across two more mini roundabouts, then take a left into Dean Lane. Follow Dean Lane up the hill and Mornington Drive can be found on the left-hand side.

Location

Wonderfully located for the city centre and the mainline railway station, Mornington Drive is quietly positioned off leafy Dean Lane. It is also noted for its proximity to the Waitrose store at Weeke, as well as the 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. There are also excellent private schools around Winchester.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: E

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

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