



Kilham Lane, Winchester  
Hampshire, SO22



*Beyond your expectations*



# A superb 6 bedroom residence set in a plot totally half an acre.

**Hamptons International**

72 High Street, Winchester, Hampshire, SO23 9DA

Sales. 01962 842030

winchester@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

Master bedroom with en-suite bathroom | 5 further bedrooms | family bathroom | family shower room | sitting room | dining room | kitchen/breakfast room | family room | study | utility | boot room | garage | parking | grounds extending to approximately 0.5 acre

**Guide Price £1,375,000 Freehold**

## Description

This magnificent residence has undergone considerable refurbishment and extension in recent years to now offer well appointed accommodation in excess of 2,800 sq.ft. befitting the needs of a modern day family. The principal reception rooms comprise a 20' double aspect sitting room with feature fireplace, a dining room, study and a family room. Further rooms to this level include a 20' kitchen/breakfast room fitted with a range of modern units and appliances, a utility room, boot room and w/c. The sitting room, family room and kitchen/breakfast room all open onto the rear terrace and garden. To the first floor is an impressive master bedroom with en-suite bathroom and built-in wardrobes, a guest bedroom with en-suite shower room, four further bedrooms and a family bathroom.

## Outside

The gardens are a particular feature of the property and extending in total to approximately 0.5 acre. The property is approached via a driveway leading through the attractive front garden to the garage. There is access from both sides of the house to the beautiful level rear garden, which is mainly laid to lawn with herbaceous planting and established tree and hedge borders. Adjoining the rear of the property is a delightful paved terrace providing an ideal space for entertaining and alfresco dining. A second terrace is positioned to the side of the garden.

## Location

Situated on the south-western side of Winchester, the property is within easy reach of the Cathedral city of Winchester (1.8 miles) and benefits from elevated views to the front across open fields. The city offers an extensive range of amenities and excellent cultural, leisure and educational facilities including Pilgrims', St Swithun's, Winchester College, Twyford, Kings' and Peter Symonds. The Royal Winchester Golf Course offers a stern test for even the best players and there are many opportunities for riding, walking and fishing close at hand, as well as world class sailing facilities on the south coast. Rail services from Winchester train station offer access to London Waterloo in about one hour. Junction 11 of the M3 provides convenient road access to London and the south coast and Southampton International Airport (9 miles) offers daily flights to a variety of European destinations.

## Additional Information

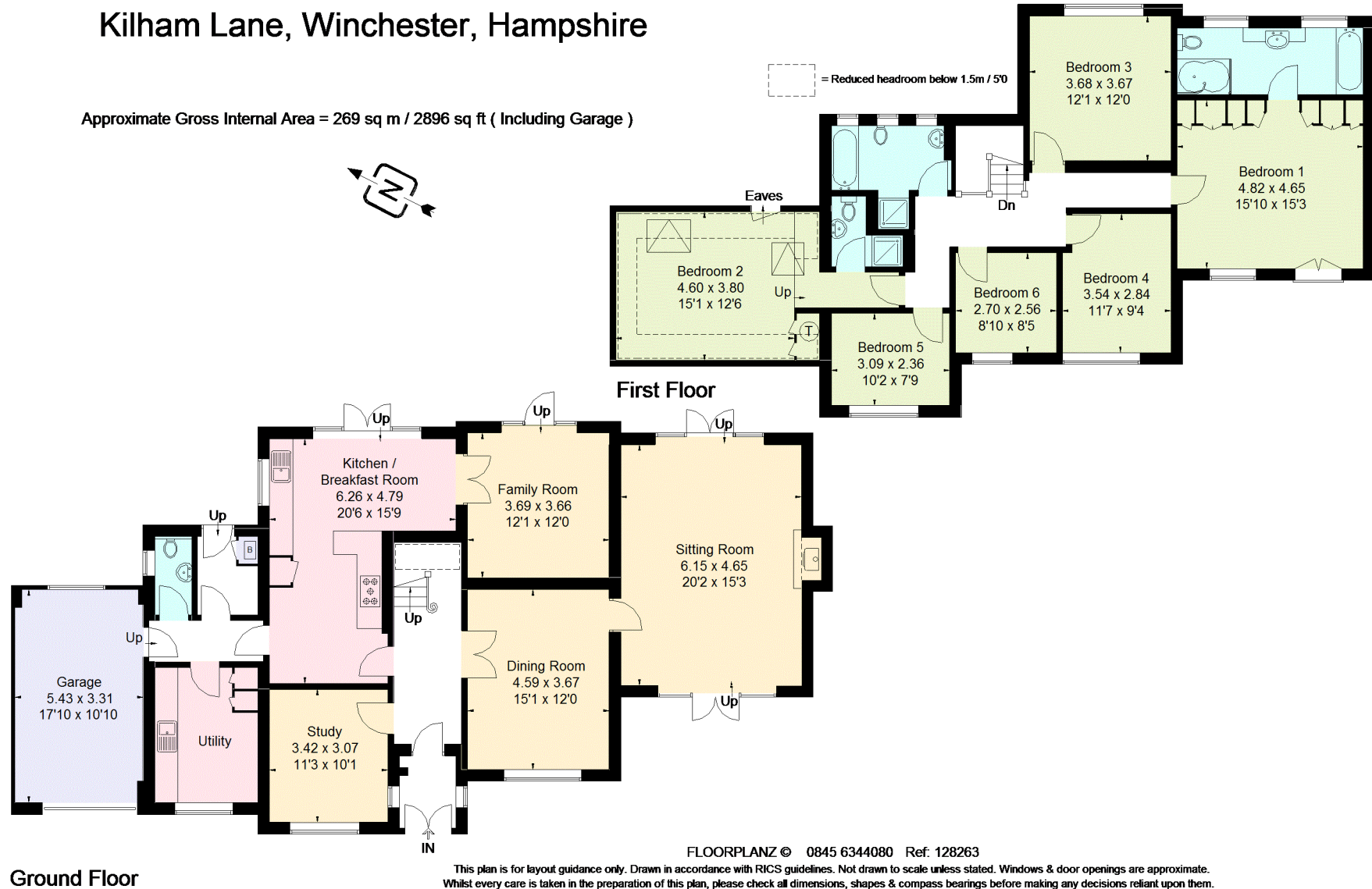
SERVICES: Mains gas and electricity. Private drainage.  
LOCAL AUTHORITY: Winchester City Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# Kilham Lane, Winchester, Hampshire

Approximate Gross Internal Area = 269 sq m / 2896 sq ft ( Including Garage )



**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



