



**70 Stoney Lane, Winchester, SO22 6DP**  
Offers Over £700,000 Freehold



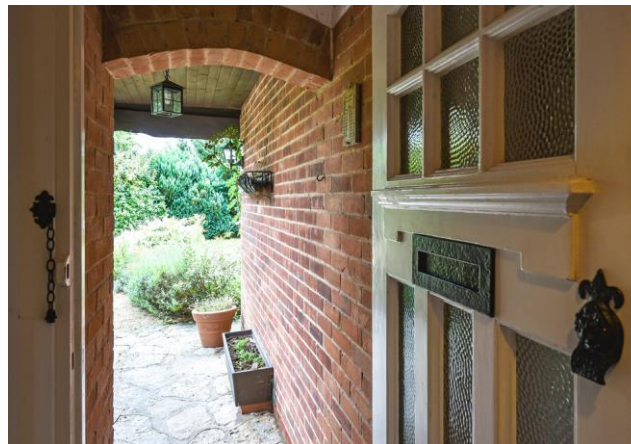


## 70 Stoney Lane, Winchester

3 Bedrooms, 1 Bathroom

Offers Over £700,000

- Spacious detached 1930's bungalow in sought-after Weeke
- Kitchen/breakfast room, with stable door to garden
- Living room with feature fireplace and windows to garden
- Three double bedrooms
- Separate utility and boot rooms
- Front and rear gardens and driveway parking
- Potential for extension and modernisation throughout (stp)
- In catchment for Weeke Primary School, Henry Beaufort Senior School and Peter Symonds 6<sup>th</sup> form college
- Walking distance to local shops and services and within reach of Winchester's mainline railway station
- Council Tax Band E
- EPC Band E





## 70 STONEY LANE, WINCHESTER, SO22 6DP

Set back from the road behind tall hedging, this charming three-bedroom detached 1930's bungalow features attractive and private front and rear gardens, off-road parking, spacious living space and three bedrooms.

Our client has owned this property for almost sixty years, and subject to the appropriate consents, there is considerable potential for some further extensions and modernisations.

The property is approached via a gravel drive and path bordered by a small lawn and mature flower beds. A large open porch leads to the front door, and into the hallway, from which all principal rooms can be accessed.

The living area features a large double aspect room with a stone feature fireplace and inset electric fire, large windows overlook the rear gardens, and the room is open plan to the dining area, which leads in turn to the kitchen.

The kitchen features a wealth of storage units with melamine work surfaces and a 'stable' style door to the side garden. A separate utility room features a Belfast china sink, useful store and linen cupboards and leads to a good-sized boot room which has a further 'stable' door leading to the rear garden.







**BEDROOMS:** The three double bedrooms are towards the front of the property, with bedroom three currently also used as a study. Each room has large windows, sliding 'pod' doors with charming cast iron handles, and linoleum tile floors.

Towards the middle of the property, there is an alcove with the boiler, coats storage and fitted wardrobe cupboard. The family bathroom has a bath and separate shower cubicle; and is adjacent to the cloakroom.







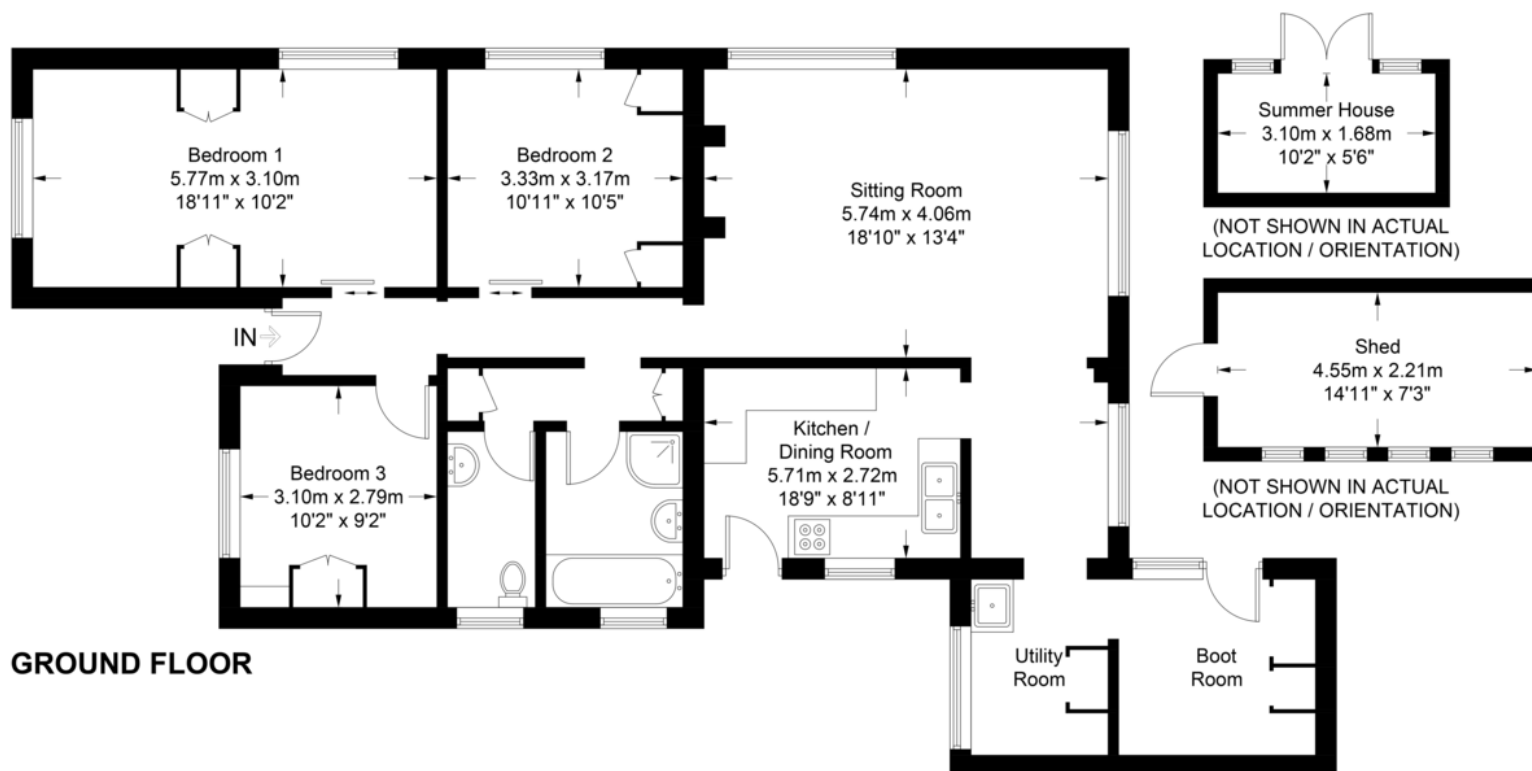
**GARDEN:** The secluded rear garden features a charming seating area under a climbing clematis, just in front of a Silver Birch tree, beyond which are gravelled areas and pathways with mature shrubs and a vegetable patch. There is also a summer house and large garden shed.



**THE AREA:** Weeke is a highly sought after area, and just along the road from the property there are local shops, such as a co-op, Boots chemist, Costa Coffee, but also Waitrose and Aldi, Friarsgate GP surgery, and various takeaways and restaurants. The property is within catchment for, and easy walking distance of, Weeke Primary School, Henry Beaufort Senior School, and the renowned Peter Symonds 6th Form College.



Approximate Gross Internal Area = 111.7 sq m / 1202 sq ft  
Outbuildings = 15.3 sq m / 165 sq ft  
Total = 127.0 sq m / 1367 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzo Marketing (ID1122010)

## MAC NKS

4 Romsey Road • • Winchester • SO23 8TP  
T: 01962 843346 • E: winchester@martinco.com

**01962 843346**  
<http://www.martinco.com>

  
**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.