



Rosemary House, 44 Kilham Lane, Winchester, SO22 5PT

Guide Price £1,495,000 Freehold



Rosemary House

44 Kilham Lane, Winchester

5 Bedrooms, 3 Bathrooms

Guide Price £1,495,000

- Stunning detached five-bedroom family home in highly desirable Kilham Lane
- Beautifully presented and cleverly extended creating a thoroughly modern home
- Stunning 22' long contemporary kitchen/dining room
- Stylish and spacious living room and cosy family/snug room
- Glorious principal bedroom with Juliet balcony and ensuite shower room
- Four further double bedrooms, one with en suite, and contemporary family bathroom
- Separate Study/Gym, large utility room and adjoining cloakroom
- Beautiful and secluded rear garden with sun terrace and summerhouse.
- Close to Kings School, near to local shops and bus routes, central Winchester easily accessible
- EPC Band D Council Tax Band G, and available with no onward Chain



**ROSEMARY HOUSE,
44 KILHAM LANE,
WINCHESTER**

A substantial and beautifully modernised five-bedroom detached family home, offering exceptionally versatile accommodation, a generous and private garden and an enviable position in one of Winchester's most sought-after residential areas, close to Kings' School. Offered with no forward chain.

Originally built in the 1950s, 44 Kilham Lane has been thoughtfully re-imagined for modern family life. Extended and comprehensively updated over the years, the result is an impressive, light-filled home of considerable scale, with a particularly successful balance of open-plan living and more intimate reception spaces.

Set well back from Kilham Lane behind a lawned front garden and established Portuguese laurel hedging, the house has an attractive sense of privacy from the road.

A generous driveway provides plentiful off-street parking and leads to the substantial garage, while the front door opens into the central reception hall.

The heart of the house is undoubtedly the superb contemporary **kitchen and dining room**. Designed as a wonderfully sociable family space, it features a large central island with breakfast-bar seating, polished black granite work surfaces, integrated appliances and extensive preparation and storage space.

French doors provide a natural connection with the terrace and garden, making this an excellent room for both everyday family life and entertaining.

Practicality has also been carefully considered. A particularly useful utility room provides additional storage, a sink and direct garden access, while a cloakroom completes the ground-floor accommodation.



Double doors connect the kitchen with the generous sitting room, creating the option of a flowing open-plan entertaining space when required.



Bright and inviting, the **sitting room** opens in turn into the **garden room/orangery**, from which there are attractive views and direct access to the garden.



For quieter moments, the separate **family room** provides an appealing additional reception space and features an Edwardian-style fireplace.

The flexibility of the ground floor is further enhanced by a **study/gym**, created from part of the original garage and equally well suited to home working, exercise or hobbies



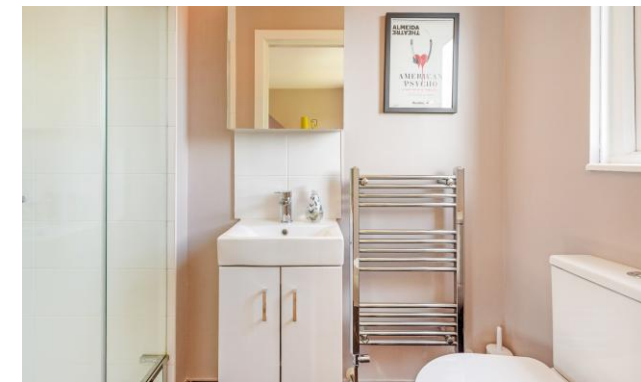


PRINCIPAL BEDROOM: On the first floor, the principal bedroom suite is an impressive private retreat. Generously proportioned and with extensive fitted wardrobes, it features a Juliet balcony overlooking the rear garden, bringing excellent natural light into the room and providing a delightful leafy outlook. The bedroom is complemented by its own stylish shower room.





A further staircase rises to the second floor, where a spacious **fifth double bedroom** occupies the upper level. With its own shower room, this makes an excellent guest or teenager's suite, while the landing also provides access to a substantial area of attic storage.



There are **three further bedrooms** on the first floor, together with a contemporary **family bathroom** with underfloor heating.

The arrangement works especially well for family living, with each bedroom enjoying good natural light and useful proportions.





THE PROPERTY - USEFUL INFORMATION:

Construction: A detached modernised and extended three storey home, believed to have been built in the 1950's, with red brick elevations under a clay tiled roof. Attached single garage, with timber cladding and roof-light.

Overall plot size 0.19 acres.

Central Heating: Gas central heating system

Parking: The property has off-road forecourt parking for multiple vehicles and a large attached single garage to the side.



LOCATION:

Kilham Lane is a particularly well-regarded Winchester address, combining a leafy residential setting with excellent access to the city. Kings' School is just around the corner, making the location especially convenient for families, there are also a number of popular local pubs and shops, takeaways and restaurants in the area.

There is the further benefit of a regular bus service along Romsey Road which brings you into the historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses. Further entertainment and interest can be found in the river walks, the theatre, cinema, many museums and the city's stunning cathedral.

Services: All main services connected.

Local Authorities: Hampshire County Council and Winchester City Council

Tenure: Freehold; EPC Band D; Council Tax Band G

Broadband: (Data via Ofcom): Ultrafast Broadband available in the area: 1800 Mbps Download speed

EDUCATION:

The property is in near walking distance of Kings School, Stanmore Primary School, St Peters RC Primary School, and in catchment for the renowned Peter Symonds 6th Form College.

Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.





OUTSIDE: The gardens are a particular feature of the property. To the rear is a generous and notably private garden, screened by mature beech hedging and arranged predominantly around a broad expanse of lawn bordered by established ornamental and flowering beds. Immediately adjoining the house is a substantial sun terrace, creating an ideal setting for outdoor dining and entertaining and allowing the principal living spaces to spill naturally into the garden during the warmer months. A side return incorporates raised beds and cold frames for growing vegetables, together with a substantial garden shed, adding a pleasingly productive element to the garden.



At the far end, a further seating area provides a more secluded spot from which to enjoy the garden and sits alongside a large summerhouse equipped with power and light.

The large garage provides excellent parking and storage and incorporates a useful workshop area to the rear. A roof light brings natural light into the space, which also has power and lighting, while a rear door gives convenient access directly into the garden.

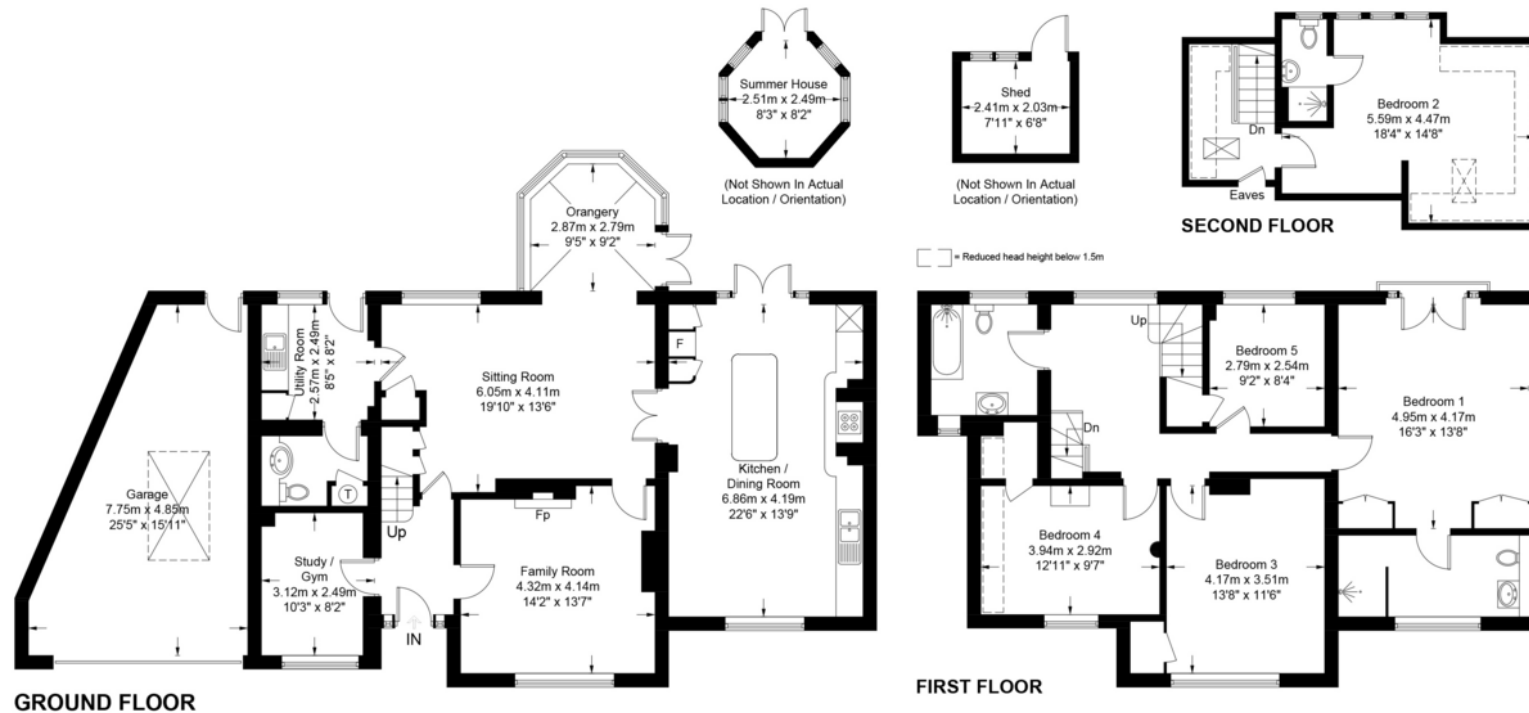
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Approximate Gross Internal Area = 228.4 sq m / 2458 sq ft

Outbuildings = 38.7 sq m / 416 sq ft

Total = 267.1 sq m / 2874 sq ft

(Including Garage)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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