



Nony
Kerr - Smiley
FREELANCE ESTATE AGENT

4 Beaufort Court, Stoney Lane, Winchester, SO22 6HR
Guide Price £900,000 Freehold

Nony
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in association with
MARTIN&CO

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4 Beaufort Court, Stoney Lane

3 Bedrooms, 3 Bathrooms

Guide Price £900,000

- Stylish contemporary three-bedroom detached home
- Secluded location in sought after Weeke
- Strong EPC rating of B & photovoltaic panels, offering excellent energy efficiency
- Spacious open-plan kitchen/dining room with bi-fold doors opening to the garden
- Separate utility room
- High ceilings and underfloor heating throughout the ground floor
- Principal and second bedrooms with en-suite shower rooms
- Family bathroom and third double bedroom
- Landscaped south-facing garden with play area and planting borders
- Close to local amenities and a short distance to central Winchester
- Council Tax Band F, EPC Band B



4 BEAUFORT COURT, STONEY LANE, WINCHESTER, SO22 6HR

Set in ever-popular Weeke, this beautifully presented and stylishly contemporary three-bedroom detached home offers spacious, light-filled accommodation and excellent energy efficiency, boasting a strong EPC rating of B. Steps lead down to a landscaped front garden with a seating area and well-planted borders of shrubs and flowering plants.

An attractive front door opens into a spacious entrance hall featuring elegant Porcelanosa floor tiles and an immediate sense of space, with views through to the kitchen/dining room and the south-facing garden beyond. High ceilings on the ground floor enhance the feeling of light and openness, adding to the home's contemporary style. The understairs space has been cleverly fitted with pull out drawers behind magnetic doors, adding useful storage for shoes and bags.

The impressive open-plan kitchen and dining area forms the heart of the home and is designed for modern living and entertaining. Centred around a generous island with breakfast bar, the sleek Leicht kitchen is complemented by quartz worktops, Bosch appliances, Quooker tap, and underfloor heating throughout the ground floor. *Note: whilst our clients have an induction hob, there is a gas point/supply in case a future owner wished to install a gas hob.*

A striking wall of bi-fold doors opens fully onto the south-facing garden, effortlessly blending indoor and outdoor living and creating the perfect setting for both relaxation and entertaining. Electric blinds provide convenient shade and privacy when required.





SITTING ROOM:

The sitting room is accessed from the hall and forms a spacious and contemporary space, with plenty of space for the family to play or catch a show on TV – making it an ideal room for relaxing at the end of the day.

CLOAKROOM AND UTILITY ROOM: A spacious and contemporary cloakroom runs off the entrance hall, and benefits from a wc with recessed flush, and modern bowl-style basin set above useful vanity storage. A separate utility room provides practical additional space, with side access to the garden, and the current owners have also installed a water softener.



AND SO TO BED: A wide, spacious landing leads to all main rooms on the first floor, and also houses the linen cupboard.

The Principal Bedroom suite is truly superb and comprises a spacious double bedroom with windows overlooking the rear garden and leads into a large dressing room which has been fitted with a wealth of wardrobes and further storage, designed by Controlled Interiors. The ensuite shower room leads from the dressing room, and features a double walk in shower with glass screen, wc, and basin set into vanity storage with a large mirror set into a recess above.

Bedrooms Two and Three are also good sized double rooms, with Bedroom Two also benefitting from a further ensuite shower room. A well-appointed family bathroom serves the third bedroom and features Porcelanosa wall and floor tiling.

The current owners have also boarded the loft, creating a highly practical storage area measuring over 16ft by 9ft.





THE PROPERTY – USEFUL INFORMATION

Beaufort Court is an exclusive development of just four homes, built by renowned local builders Doswell Developments and set back from Stoney Lane in this highly sought-after area of the historic Cathedral City of Winchester. Number 4 was purchased by the current owners from new in 2020 and benefits from the remainder of the 10-year builder's warranty.

Tenure: Freehold

Construction: Modern construction built in 2020. Brick elevations under a slate roof. Area of flat roof has remainder of 20yr warranty (14 years remaining)

Overall plot size 0.12 acres.

Parking: Off-road allocated driveway parking

Council Tax Band F

EPC Grade B; Photovoltaic panels on the roof.

Services: Mains drainage, electricity, water and gas.

Maintenance charge: c£700 every 18 months for servicing sewerage pump

Heating: Underfloor heating to first floors. Radiators on the first floor.

Broadband: (Source Ofcom): Ultrafast Broadband available: 1000 mbps download

Flood Risk (Source: Govt Environment Agency): Rivers and Seas and Surface Water

Risks Very Low.

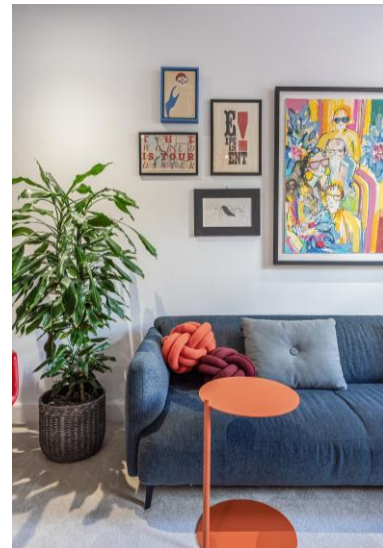


LOCATION:

Weeke is a popular parish in Winchester within easy reach of the city centre and the mainline railway station with services to London Waterloo. Just along the road from Beaufort Court there are local shops, such as a Spar, Boots chemist, Costa Coffee, but also Waitrose and Aldi, Friarsgate GP surgery, and various takeaways and restaurants.

The historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses, is within walking distance.

Further entertainment and interest can be found in the river walks, the theatre, cinema, many museums and the city's stunning cathedral



EDUCATION:

Schooling: The property falls within catchment for Weeke School, The Henry Beaufort School, and Peter Symonds 6th Form College, each of which are within walking distance.

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 generous south-facing garden has been thoughtfully landscaped and is mainly laid to lawn, offering a wonderful family-friendly space that has been much enjoyed by the current owners' family. There is a dedicated play area, along with borders and planting for keen gardeners.



Additional benefits include a garden/bike shed for storage, usefully with doors at each end, wide side access and allocated parking to the front of the property.



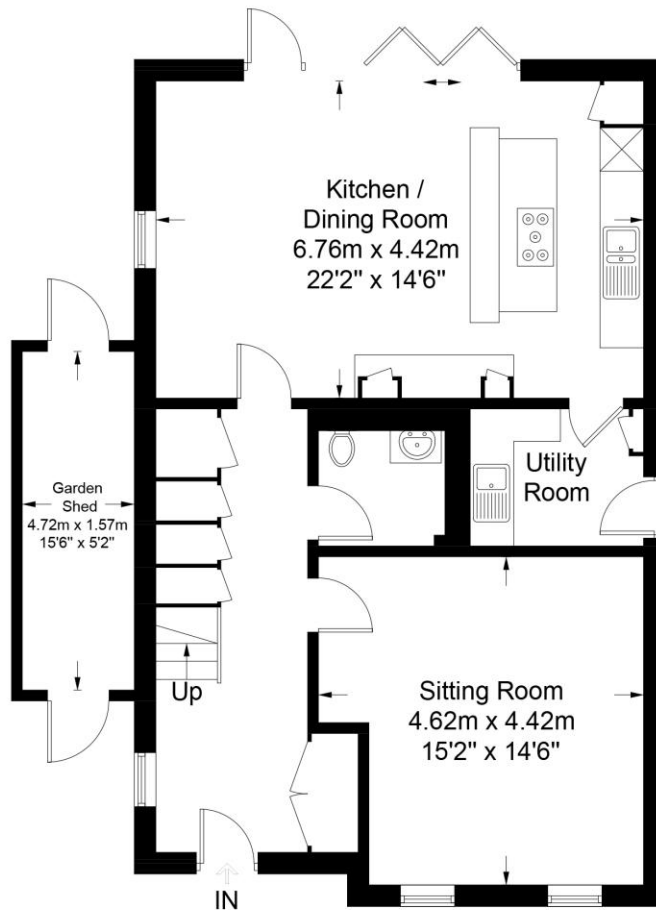
Approximate Gross Internal Area = 148.7 sq m / 1601 sq ft

Garden Shed = 7.3 sq m / 78 sq ft

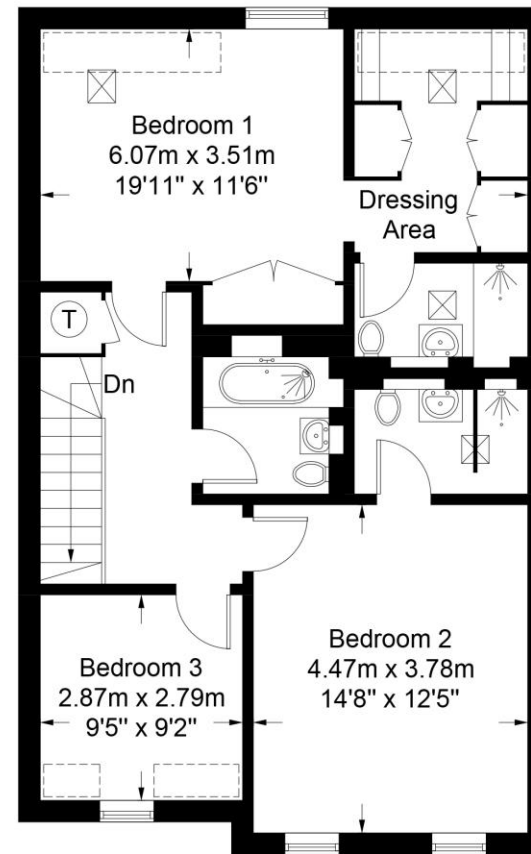
Total = 156.0 sq m / 1679 sq ft



= Reduced headroom below 1.5m / 5'0



GROUND FLOOR



FIRST FLOOR

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

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