

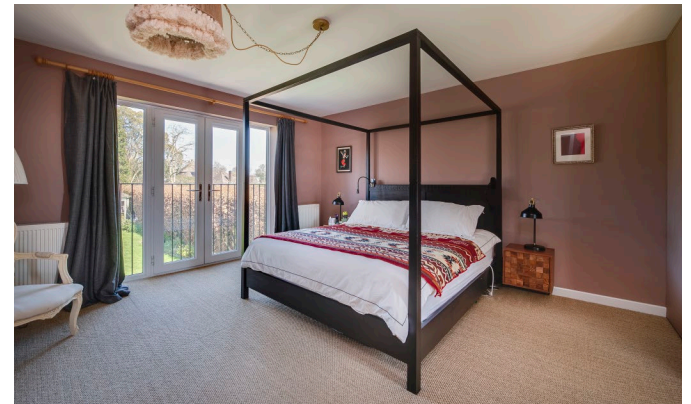


Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

44 KILHAM LANE, WINCHESTER SO22 5PT

Guide Price £1,675,000

 5/6  3  4



Exceptional & Exquisite

AN EXCEPTIONAL AND EXQUISTE FAMILY RESIDENCE OFFERING REFINED LIVING, BEAUTIFUL DESIGNED LIGHT FILLED ROOMS IN A PRESTIGIOUS WINCHESTER SETTING

BOASTS 2750 SQ. FT./ KINGS SCHOOL CATCHMENT/ BEAUTIFULLY PRESENTED ROOMS/ GENEROUS PLOT

Originally built in the 1950s and thoughtfully reimagined for modern opulent family living, this exceptional 5/6 Bedroom detached residence has been beautifully updated, extended and modernised to create a luxurious, light-filled home of impressive proportions, boasting a substantial 2750 Sq. Ft.

Occupying a sought-after residential setting in Winchester, the property enjoys a prime position within easy reach of the city's historic centre, yet retains a peaceful, established neighbourhood feel. Set back from the road behind a generous front garden and private driveway, the house offers both privacy and presence.

GROUND FLOOR

The ground floor has been thoughtfully arranged to combine elegant entertaining with relaxed everyday living. A welcoming sitting room provides a refined space to receive guests or unwind in the evening, with a warm and inviting atmosphere that makes it ideal for both formal and informal occasions.

To the rear of the property, the home opens into a striking orangery, flooded with natural light from expansive glazing. This impressive space creates a seamless transition between indoors and out, offering a beautiful setting for entertaining, family gatherings, or simply enjoying views of the garden throughout the seasons.

The centrepiece of this impressive home is the stunning kitchen/ breakfast room, beautifully appointed with high-quality fittings, integrated appliances and generous preparation space. Designed as a true social hub, it easily accommodates a breakfast table for everyday dining and relaxed mornings. French doors open directly onto the garden terrace, creating effortless indoor-outdoor living and making summer dining and entertaining a delight.

A separate family room provides a comfortable and versatile retreat, perfect for movie nights, children's play, or quieter relaxation away from the main entertaining spaces. A versatile study/ Bedroom six offers a calm and practical environment for home working.

Completing the ground floor is a well-designed utility room, ideal for laundry and additional storage, along with a cloakroom for guests.

FIRST FLOOR

The first floor hosts beautifully proportioned bedrooms designed with comfort and tranquillity in mind.

The impressive principal suite forms a luxurious private retreat. Generously sized, the bedroom benefits from a charming Juliet balcony overlooking the garden, allowing natural light to fill the space while creating a peaceful outlook. The suite is complemented

by a stylish private shower room, providing a calm and indulgent space to relax and unwind.

This floor also offers three further well-appointed bedrooms, each bright and spacious, making them ideal for family members or guests. These rooms are served by a contemporary bathroom, finished with stylish fittings, underfloor heating and elegant detailing to ensure both style and practicality.

SECOND FLOOR

Occupying the entire top level, the second floor provides a spacious and private bedroom suite, ideal for guests, an older child, or extended family members seeking their own retreat within the home.

The generous bedroom offers excellent proportions and natural light, with ample space for wardrobes and seating areas. The suite is served by its own stylish shower room, creating a comfortable and self-contained space that offers both privacy and flexibility for modern family living.

A superbly appointed home in a prestigious Winchester location, offering an enviable balance of luxury, space and lifestyle.

GARDENS AND PARKING

To the front of the property is a generous frontage, providing excellent curb appeal as well as highly practical parking. A spacious driveway offers ample off-street parking for several vehicles, making it ideal for families and visiting guests alike.

The property also benefits from a single garage, incorporating a useful workshop area to the rear. The garage is equipped with light and power, making it ideal for storage, DIY projects, or hobbies. A door at the rear of the garage provides convenient access to the garden, adding further practicality and flexibility to this well-designed space.

The property enjoys a generous rear garden, offering a wonderfully private and secluded setting, ideal for both relaxation and outdoor

entertaining. Mainly laid to lawn, the garden provides an excellent space for children to play, summer gatherings, or simply enjoying the outdoors.

Mature bordering shrubs and colourful flower beds frame the garden beautifully, adding seasonal interest and enhancing the sense of privacy. Immediately adjoining the house is a patio terrace, perfectly positioned for outdoor dining, morning coffee, or evening drinks while overlooking the garden.

To the far end of the garden sits a charming summer house, creating a versatile space that could be used as a peaceful reading retreat, garden office, hobby room, or simply a quiet spot to unwind during the warmer months. The overall setting offers a wonderful balance of open lawn, planted borders and usable entertaining space, making it a delightful extension of the home.

WINCHESTER AND SURROUNDING AREA

The home is perfectly positioned for enjoying the exceptional lifestyle Winchester offers. This historic cathedral city is celebrated for its boutique shopping, independent cafés and fine dining restaurants, along with its theatre, cinema and vibrant cultural calendar. Residents benefit from picturesque riverside walks, beautiful surrounding countryside and excellent leisure facilities, all contributing to Winchester's reputation as one of Hampshire's most desirable places to live.

The property lies under two miles from the High Street and the mainline railway station, where regular direct services run to London Waterloo in approximately 58 minutes (times and distances approximate), making it ideal for commuters seeking refined city living with effortless connectivity.

Highly regarded schooling further enhances the appeal. The property falls within the catchment for Kings' School Winchester, with other respected institutions nearby including The Pilgrims' School, St Swithun's School, Winchester College and Peter Symonds College.



KEY INFORMATION

- An Exceptional And Exquisite Detached Residence
- High Specification Kitchen/Breakfast Room
- Stunning Light Filled Orangery
- Superb Versatile Reception Rooms/Boasts 2750 Sq. ft
- A Stylish Bathroom And Two Modern Ensuite Shower Rooms
- 5 Beautiful Bedrooms
- Luxurious Principle Bedroom Suite With Juliet Balcony
- Private Frontage With Generous Driveway/Garage/ Rear Garden
- Prime Location/Only 2 Miles From Station And City Centre
- Kings School Catchment

Approximate Gross Internal Area
 Ground Floor = 106.9 sq m / 1151 sq ft
 First Floor = 91.7 sq m / 987 sq ft
 Second Floor = 28.4 sq m / 306 sq ft
 Garage = 28.4 sq m / 306 sq ft
 Total = 255.4 sq m / 2750 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1285667)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(56-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Toby Gullick Independent Property Specialist in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Toby Gullick Independent property specialist nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. Particulars dated February 2024. Photographs and videos dated February 2024.

All information is correct at the time of going to print.

Toby Gullick Independent is the trading name. Toby Gullick Independent is a limited company registered in England and Wales with registered number 15066515.

PROPERTY INFORMATION

Tenure – Freehold
 Local Authority – Winchester City Council
 Council Tax – Band G
 EPC Rated – D