Knight Frank

52 KILHAM LANE, WINCHESTER

Hampshire, SO22 5QD

TEG DOWN COTTAGE, 52 KILHAM LANE, WINCHESTER

A delightful detached family home occupying a generous plot of approximately 0.55 acre, enviably positioned on the rural edge of Winchester.

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Local Authority: Winchester City Council

Council Tax band: F

Tenure: Freehold

Offers in excess of: £1,700,000

THE PROPERTY OFFERS AN EXCEPTIONAL BALANCE OF CITY CONVENIENCE AND COUNTRYSIDE LIVING.

Formerly land associated with Hillier Gardens, Kilham Lane itself was once little more than a rural dirt track extending from Romsey Road, adding further character and history to this unique setting. Having been in the ownership of only three families since construction, the house has evolved significantly over time and today presents as a substantial and versatile family home.

The property is approached via a private driveway leading to extensive parking for several vehicles, with previous planning consent having allowed for comprehensive renovation with provision for a future carport if desired. Internally, a welcoming entrance hall leads to two front reception rooms, featuring a working fireplace and direct access to the garden, which can alternatively be used as a family room or playroom. The true heart of the home is the impressive open-plan living space, thoughtfully designed to combine sitting, dining, kitchen and games areas, creating a superb environment for both everyday family life and entertaining. A further working fireplace enhances the atmosphere, whilst multiple access points connect seamlessly with the surrounding gardens. Adjoining utility and cloakroom facilities add further practicality.

To the first floor, a spacious galleried landing serves five bedrooms, four of which benefit from recessed wardrobes. The principal bedroom enjoys en suite facilities, and an additional two double bedrooms benefit from a Jack and Jill bathroom with underfloor heating. The remaining accommodation is served by a well-appointed family bathroom. Throughout the property, hardwood flooring and hardwood-framed windows contribute warmth and quality.

Outside, the beautifully landscaped grounds provide an exceptional sense of privacy and seclusion, being largely unoverlooked and thoughtfully managed as a successful rewilding project. The gardens feature layered grass areas, mature planting and an abundance of wildlife, with regular sightings including roe/muntjac deer, owls, bats, pheasants, woodpeckers, nuthatches, grey herons, dragonflies and newts. Established fruit trees and productive planting include pear, cherry and wild plum trees together with blackcurrants, raspberries, red berries and rhubarb. Beyond the mature beech hedge lies a wonderful secret garden area, revealing an established kitchen garden, two substantial sheds and a superb fully insulated studio with double glazing, ideal for home working, hobbies or creative pursuits.

Services

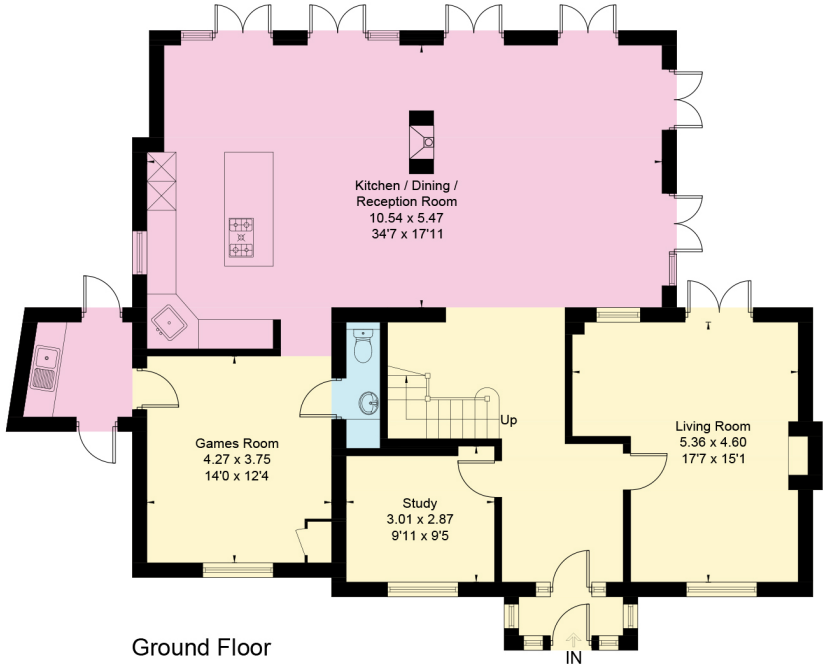
Electric: Mains

Water: Mains

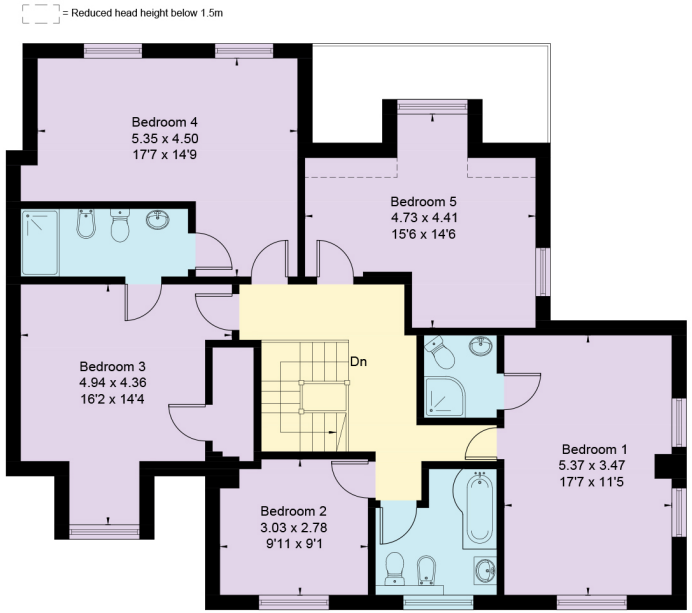
Sewage: Private - Septic Tank

Ideally situated, from the picturesque walking and cycling routes of Crab Wood, Farley Mount and the renowned Clarendon Way. The location offers an enviable lifestyle opportunity, with a short cycle ride leading directly into Winchester city centre, whilst turning in the opposite direction opens up extensive countryside walks and rides towards Sparsholt, Stockbridge and Mottisfont. Combining rural tranquillity, ecological richness and outstanding accessibility, this is a rare opportunity to acquire a distinctive family home in one of Winchester’s most desirable edge-of-city settings. Kilham Lane is in the catchment for highly regarded primary through to secondary schools, Stanmore Primary School and Kings' School, as well as the acclaimed Peter Symonds sixth form college, consistently among the highest rated in national rankings, which is within walking distance. Brilliant independent schools in the area include Winchester College, St Swithuns School, Prince's Mead and Twyford School.

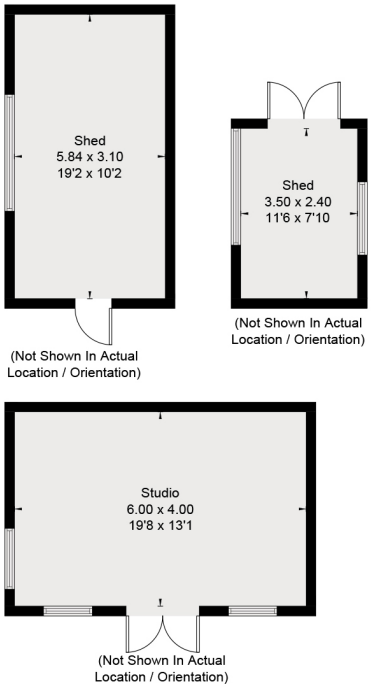
Approximate Floor Area = 251.8 sq m / 2710 sq ft
Studio = 24.0 sq m / 258 sq ft
Total = 275.8 sq m / 2968 sq ft (Excluding Shed)



Ground Floor



First Floor



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. (ID767266)

We would be delighted to tell you more.

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