



KILHAM LANE, WINCHESTER

Hampshire, SO22 5PT



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A beautifully reimagined detached family home, set within a generous plot on the western edge of Winchester, within 2 miles of the city centre.



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Local Authority: Winchester City Council

Council Tax band: F

Tenure: Freehold

Guide price: £1,295,000



ORIGINALLY DATING FROM THE 1950S, THE HOUSE HAS BEEN THOUGHTFULLY

TRANSFORMED BY ITS CURRENT OWNERS WITH AR DESIGN STUDIO AND ANDY RAMUS.

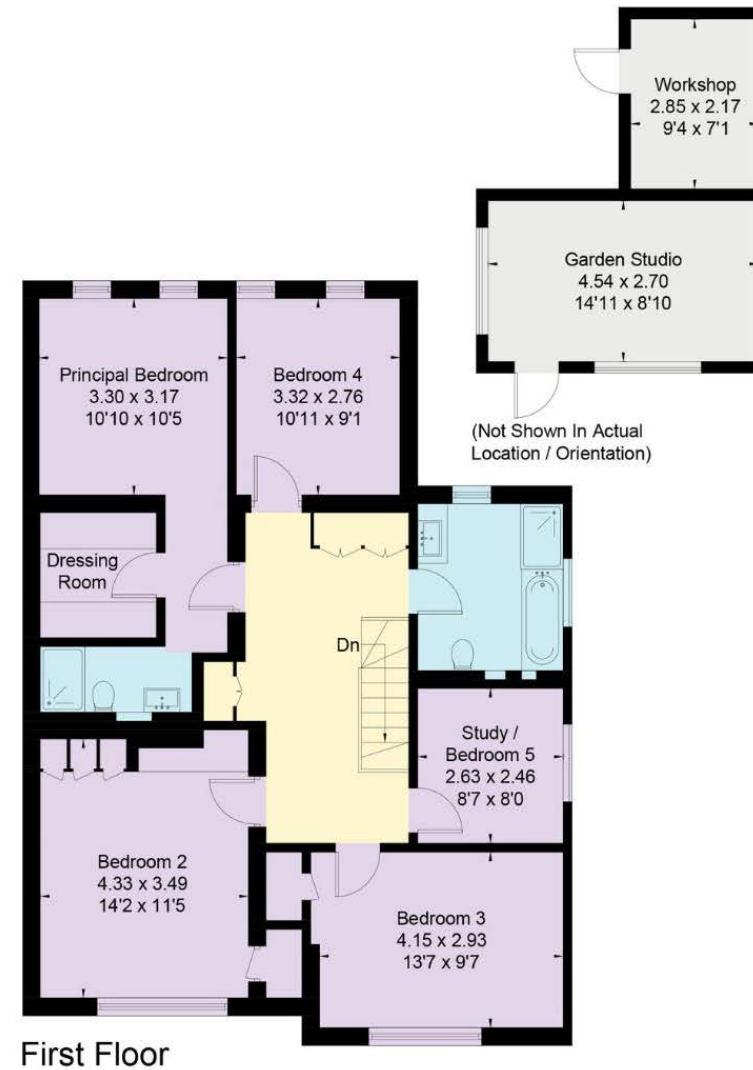
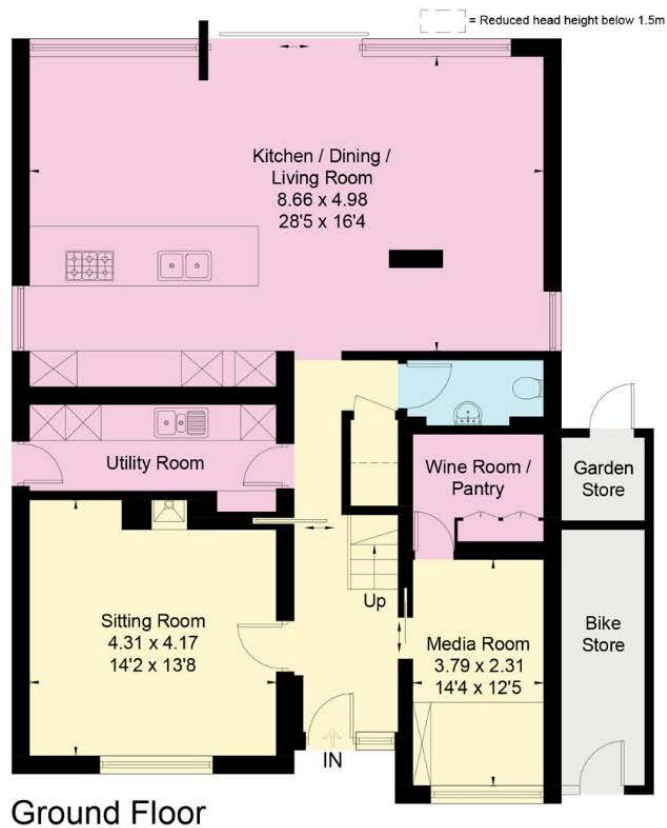
The result is an architecturally striking yet highly practical home, thoughtfully designed around modern family living, light and connection to the outdoors. The heart of the home is the impressive open-plan kitchen, dining and family space. Full-height sliding glass doors open seamlessly on to the garden. The downstairs also includes an additional sitting room with wood burner and a tv/media room (plus wine store/pantry). Upstairs, comprises of a principal suite with dressing area, three further bedrooms and a study/fifth bedroom. The property occupies a plot of approximately 0.17 acres, with a thoughtfully designed garden. To the front, there is ample private parking and a dedicated cycle store. A side path leads through to the rear garden. The rear garden is a particular highlight, offering a wide expanse of lawn framed by mature planting and trees, creating privacy, and a paved terrace adjoins the house. The heated swimming pool is efficiently powered by an air source heat pump. At the end of the garden sits a fully insulated studio, ideal as a home office or gym, together with a separate workshop.







Approximate Floor Area = 198.5 sq m / 2136 sq ft
 Garden Studio = 12.3 sq m / 132 sq ft
 Work Shop = 6.1 sq m / 66 sq ft
 Garden / Bike Store = 8.2 sq m / 88 sq ft
 Total = 225.1 sq m / 2422 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. (ID767266)

We would be delighted
to tell you more.

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