



2 Kilham Lane, Winchester, SO22 5PS
Guide Price £1,150,000 Freehold



2 Kilham Lane, Winchester

4/5 Bedrooms, 3 Bathrooms

Guide Price £1,150,000

- Detached family home in sought after area close to Kings School
- Modern kitchen/breakfast room with doors to garden
- Three further reception rooms
- Study/potential Bedroom Five
- Principal bedroom suite with dressing room and ensuite shower room
- Four double bedrooms and family bathroom
- Downstairs utility room
- Shower room
- Integral garage and ample driveway parking
- Well maintained front and rear gardens
- In catchment for Kings School, Stanmore Primary School, and St Peters RC Primary School
- Council Tax Band G, EPC Band D



2 KILHAM LANE, WINCHESTER, SO22 5PS

A substantial mid-century family home set on one of Winchester's most popular and sought after roads.

Kilham Lane is an attractive tree-lined street within a popular suburb of Winchester. Within walking distance are local shops, schools including St Peters RC Primary School, Stanmore School and the renowned Kings School. It is usefully located near the Romsey Road, with easy access to bus routes, the railway station, Royal Hampshire County Hospital, Badger Farm for Sainsburys and GP surgery, and further local shops in Olivers Battery.

A shared driveway off Kilham Lane leads to the drive to this property, which offers generous parking within well-manicured front gardens, behind mature hedging.

A verandah covered porch leads to the front door, which opens into a welcoming vestibule, which has a deep coats cupboard. This in turn opens into the tiled hallway and leads into the kitchen/breakfast room. This benefits from a wealth of fitted wall and base units under a granite work top. There is ample space for a generously sized breakfast table, and has double doors opening to the garden, as well as a side door to the utility room, shower room, and internal door to the garage.

This property offers a wealth of family living space, including a spacious sitting room with a feature fireplace, doors to the garden, and glazed double doors into the family room. From the sitting room, there is also a spacious conservatory, with doors to the garden.

The dining room overlooks the front garden, with space for a large dining table and sideboard. The study is a charming room, with an attractive bay window and, courtesy of an adjacent shower room, is designed to also be a potential fifth bedroom if required.







THE PRINCIPAL BEDROOM SUITE is remarkably private.

The landing opens to the dressing room which has a large window to the garden, and leads into the bedroom itself, which has a door to a balcony overlooking the garden, and an eaves cupboard leading into a substantive store area, which is boarded, with power and light.

The ensuite shower room has a further eaves storage area.





From the hallway, a gracious staircase features an attractive picture windows overlooking the front of the property, filling the hallway and landing with light, where the spacious and part galleried landing leads to all main bedrooms. In addition to the Principal Bedroom, there are three further double bedrooms, and a modern family bathroom.





GARDENS: The gardens are a particular joy of this property, being both secluded and well maintained.

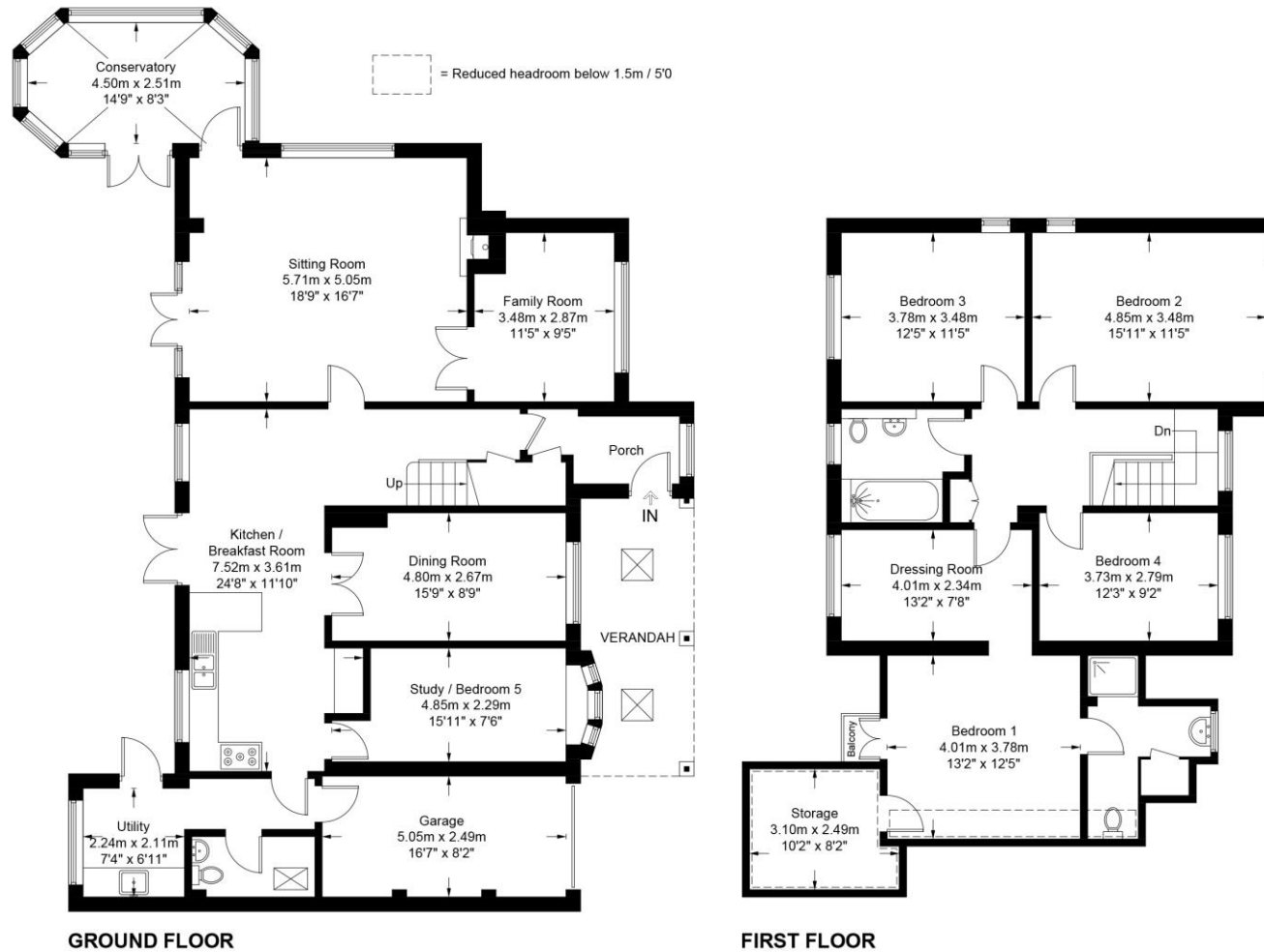
The front garden has an area of parking which leads to the garage door, with up and over door (and internal door to the utility area). There are two wonderful magnolia trees set within the front lawn, which is fronted from the access road by mature hedging.

The rear garden was historically within Hilliers arboretum and is now partially subject to a blanket tree protection order.

It has a deep paved terrace, leading to the lawn, with mature specimen trees, shrubs and flowering borders.



Approximate Gross Internal Area = 240.5 sq m / 2589 sq ft
(Including Garage)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1127328)

MAC NKS

4 Romsey Road • Winchester • SO23 8TP
T: 01962 843346 • E: winchester@martinco.com

01962 843346
<http://www.martinco.com>


MARTIN & CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.