



4 Kilham Lane, Winchester, SO22 5PS
£1,150,000 Freehold



4 Kilham Lane, Winchester

4 Bedrooms, 3 Bathrooms

£1,150,000

- Detached family home with wonderful gardens and versatile accommodation
- Kitchen/sitting/dining room with wall of bifold doors to garden
- Living room overlooking front of property
- Large study/gym (potential Bedroom 5)
- Downstairs contemporary shower room
- Utility room with door to garden
- Principal bedroom suite with dressing room and ensuite shower room
- Three further bedrooms
- Family bathroom
- Wonderfully secluded gardens, with summer house with power and light
- Walking to Kings School, bus routes and local shop
- All mains services connected. UPVC windows, ultra-fast broadband available





4 KILHAM LANE, WINCHESTER, HAMPSHIRE SO22 5PS

Wonderful family home, with versatile accommodation and annexe potential, enviably located on popular family road, close to Kings School.

Set back from the road by lawns and bushes, this home has been cleverly opened up to create open plan family living. A wide entrance hall leads to the living room, and then through to the kitchen/sitting room/dining room. This has been beautifully designed with a contemporary kitchen, separated from the dining and sitting areas by a deep centre island with breakfast bar overhang for stools. A wall of bifold doors flood the room with light and lead to the garden.

The study/gym overlooks the front garden and, with the addition of a shower room/cloakroom and utility room, this side of the property has potential to be a separate annexe if required

Upstairs, the principal bedroom suite has a dressing room and ensuite shower room. There are three further double bedrooms and a family bathroom.

Outside the gardens are delightful with long lawn, summer house (with power and light) and decked terracing, ideal for drinks and barbecues on a summers evening. The house is located on a popular road, close to Kings School, and local shops. EPC C, Council band F

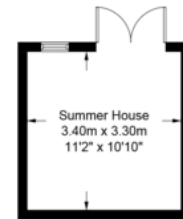




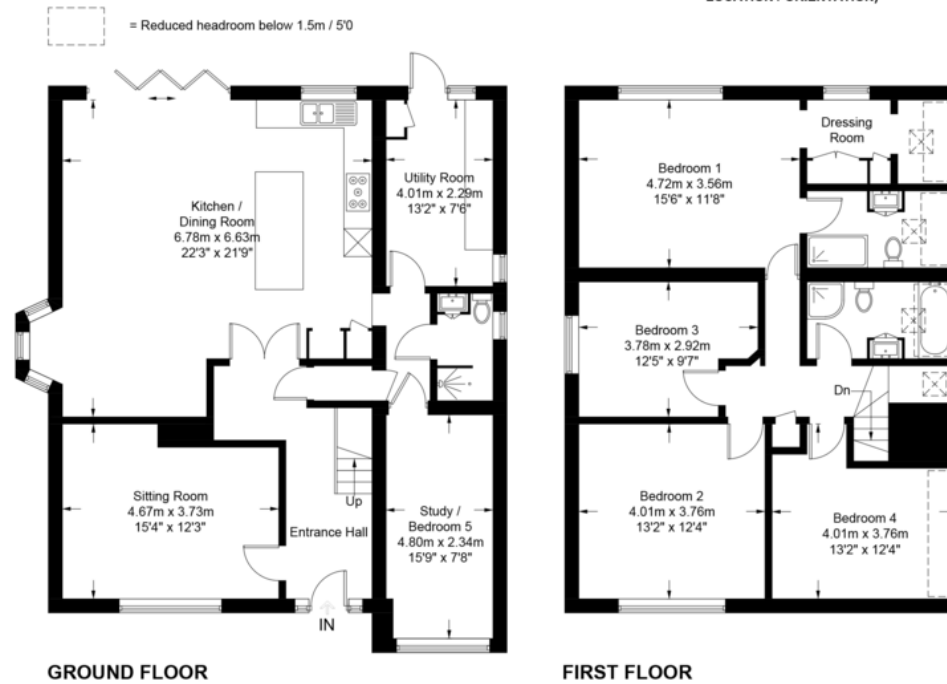




Approximate Gross Internal Area = 189.6 sq m / 2041 sq ft
Summer House = 11.2 sq m / 120 sq ft
Total = 200.8 sq m / 2161 sq ft



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



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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