



Homeleigh, 17 Dean Lane, Winchester, SO22 5LH
Guide Price £1,650,000 Freehold



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5 Bedrooms, 2 Bathrooms

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- Substantial five bedroom detached family home with separate annexe, situated in prestigious Dean Lane
- Large kitchen/breakfast room with doors to garden
- Four further reception rooms; including sitting room with woodburning stove and door to garden
- Five good sized bedrooms, most with fitted cupboards
- Contemporary refitted family bathroom and ensuite shower room
- Utility room and cloakroom
- Separate one bedroom studio annexe
- Large south facing gardens with sunny private patio area
- Double garage with electric door, electric car charging point and ample parking
- Walking distance to shops and Friarsgate GP surgery on Stoney Lane



**HOMELEIGH,
17 DEAN LANE SO22 5LH**

A substantial detached five bedroomed house with added benefit of a detached double garage with self-contained annexe studio above, set in one of Winchester's most sought-after areas.

Set back from the lane, and approached by a part gravel and tarmac drive, is this wonderful family home which sits in an almost 0.4-acre plot. Wide brick steps set between brick edged flowering borders and a lawned garden lead to the entrance of the property benefitting from a covered porch where a modern oak front door opens into the property.

ENTRANCE HALL: A spacious entrance hall with oak flooring leads to all main reception rooms where the staircase leads up to a galleried landing.

This landing features large windows which, along with the glass panels at the entrance and glazed glass doors from the sitting room, help create a wonderful feeling of space and light which flows throughout the property.

An archway leads from the hall to the cloakroom, and offers ample partly concealed space for coats and shoes.

KITCHEN/BREAKFAST ROOM: The hub of this home is clearly the beautifully designed 24' kitchen/breakfast room with doors and windows overlooking the gardens.

The kitchen is fitted with a wealth of shaker style cabinetry painted in a soft pale grey, with a large centre island in a contrasting dark grey, each under wooden work surfaces, with integrated appliances which include a double oven and microwave.

From there, there is a large utility room which also benefits from a door to the garden.





SITTING ROOM: From the hall, glazed double doors open into the c25' sitting room overlooking both the front and rear gardens. There is an attractive limestone fireplace inset with a woodburning stove, and French windows lead out to the rear garden



FURTHER RECEPTION ROOMS:

The living room/snug has a large bay window overlooking the front garden and features a wall of bespoke hand-built shelving.

There are two further reception rooms, currently used as a study and dining room, the latter of which overlooks the terrace and has a hatch to the kitchen area.





From the hall, stairs rise to the spacious first floor galleried landing where there are five double bedrooms, airing cupboard housing the hot water tank, and a hatch to the large loft space above. **THE PRINCIPAL BEDROOM** overlooks the garden courtesy of double aspect windows, and has fitted wardrobes, a further cupboard, and leads to the beautifully refitted ensuite bathroom. This comprises a bath and separate rainfall shower in a walk-in shower cubicle, with wc, pedestal basin on a tiled floor and a large window overlooking the side garden.





Bedroom Two is another large double room with window overlooking the front garden. There is a double wardrobe cupboard and a further deep cupboard which could potentially be converted into an additional shower room if needed.



FAMILY BATHROOM: The luxury family bathroom has been recently refitted and comprises a freestanding bath, double walk-in fully tiled shower cubicle, wc, basin mounted into an attractive freestanding vanity unit with a large drawer for storage and open shelf below, which is useful for storing towels, and benefits from a useful built in linen and store cupboard. Both the bath and basin unit have recessed faucets adding to a contemporary feel.



BEDROOMS THREE, FOUR and FIVE: Bedrooms three and four are good sized double rooms and Bedroom five is a large single/small double room with a built in cupboard in the eaves.



ANNEXE: There is a large studio annexe which sits over the double garage, which could be ideal for those looking for a home office, space for family to visit, or for additional income. Having its own front door entrance, a vestibule leads to the shower room, and stairs up to the open plan living/kitchen/dining room. This has its own Council Tax band of A, and EPC Band C.



THE PROPERTY - USEFUL INFORMATION:

Construction: A late 20th Century detached property over two floors, understood to date from around 1994. Construction is believed to be of brick under a tile roof with dormer windows. Overall plot size 0.39 acres.

Local Authorities: Hampshire County Council and Winchester City Council

Parking: The property has a large double garage and off-road fore-court parking, upon which the current owners have regularly and comfortably parked three/four cars. Permit parking, available via Hampshire County Council, allows for further parking on-street in the immediate area.

Services: All mains services connected. Gas boiler located in Utility Room.

Annexe: Currently tenanted (Assured Shorthold Tenancy)

Tenure: Freehold

EPC Band C (Annexe Band C) Council Tax Band F (Annexe Band A)

Broadband: (Source: Ofcom) Ultrafast Broadband is available in this area: 1000mbps download, and 1000 mbps upload speeds, 100 mbps upload speed.

Flood risk: (Source Govt Environment Agency) Flooding, rivers and seas, groundwater and reservoirs: all Very Low risk



LOCATION: Dean Lane is prestigious district area of Winchester, where a predominantly tree-lined lane features family homes, popular for long walks connecting to footpath networks, and leads to Lanham Lane, the hamlet of Dean, and through to Sparsholt for those enjoying long walks. Opposite is Dean Lane Park and a footpath crossing this conveniently exits near the Stoney Lane shops.

Just along the road there are local shops, such as a Co-op, Boots chemist, Costa Coffee, but also Waitrose and Aldi, Friarsgate GP surgery, and various takeaways and restaurants, and the railway station (London/Waterloo) is only approx. one mile away, There are sporting facilities nearby which include the popular Winchester Racquets and Fitness Club (known locally as Bereweke Tennis Club) which is one of the south of England's premier sports clubs, offering Tennis, Squash, Padel as well as yoga, pilates, croquet and indoor cycling.

EDUCATION: The property is within catchment for, and easy walking distance of, Weeke Primary School, Henry Beaufort Senior School, and the renowned Peter Symonds 6th Form College. Nearby independent schools include Winchester College, St Swithuns, King Edward VI, and preparatory schools such as The Pilgrims School, Twyford School and Princes Mead.



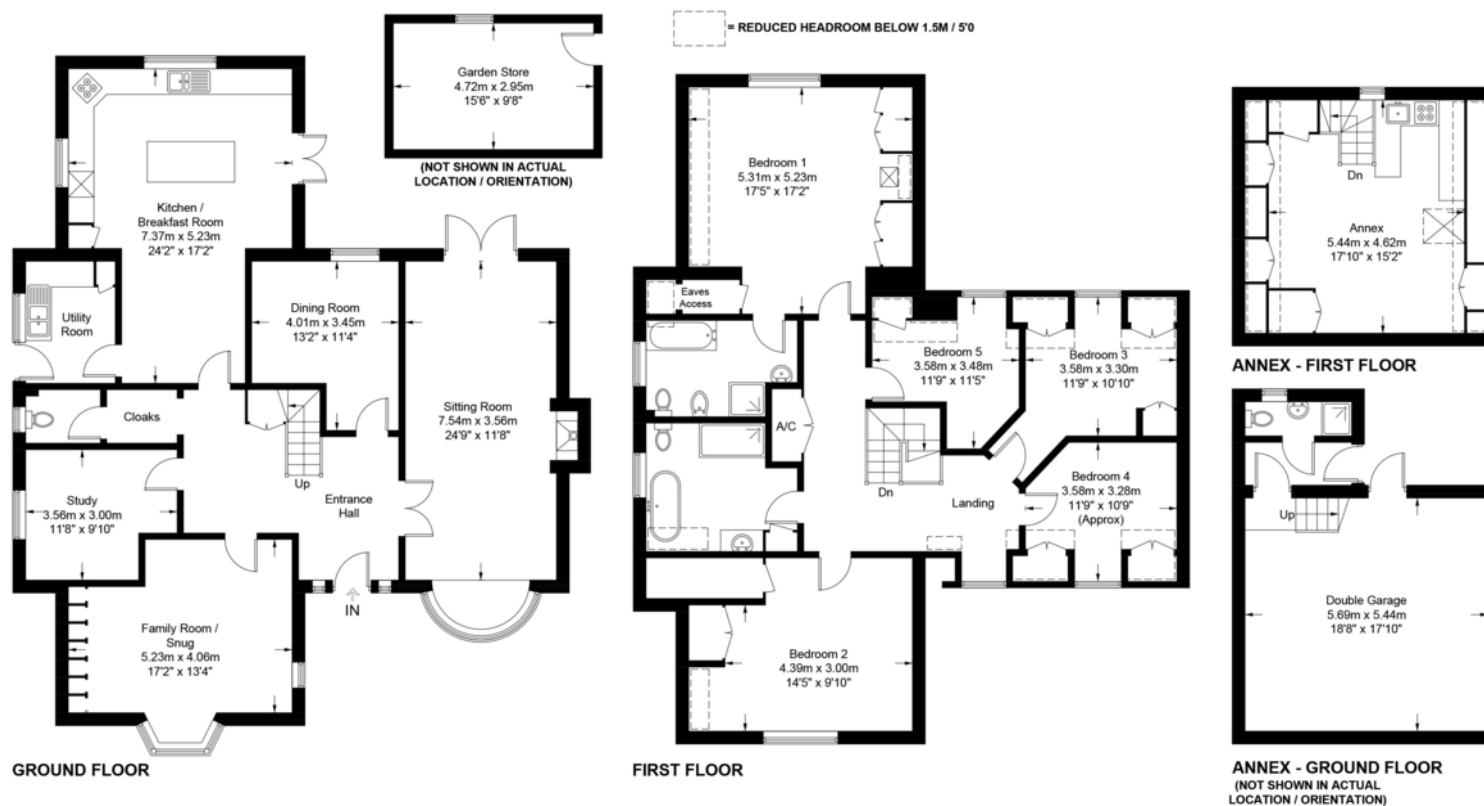
GARDENS: Homeleigh is set in the centre of its plot, with extensive front and rear gardens. The plot widens significantly to the rear of the property giving an expansive feeling of space and width to the gardens.

FRONT GARDEN: Lawned areas with mature trees and shrubs flank the drive and are retained by attractive bricks walls that decline up to a gravelled parking area, with parking for 3 to 4 vehicles, electric car charging point, a detached double garage with electric doors, and separate annexe above. A short flight of steps sweeps up from the gravel drive and join a path bordered by flower beds and lawned areas, which flow to the front door.

REAR GARDEN: The main gardens are to the rear and are enclosed by close board fencing and mature hedging. The landscaped gardens feature a large sunny terrace, ideal for outside activities and summer entertaining, with a built-in barbecue, and benefits from being secluded and bordered by attractive planting schemes.

There is an attractive water feature, vine pergola and a long flowing lawned area, with rose covered trellis shading a garden bench, which leads to a large brick-built garden store and hard standing for a further shed or greenhouse, all screened by a mature beech hedge.

Approximate Gross Internal Area = 261.8 sq m / 2818 sq ft
 Annex = 68.0 sq m / 732 sq ft
 Garden Store = 13.9 sq m / 150 sq ft
 Total = 343.7 sq m / 3700 sq ft



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