



STONEY LANE

Weeke, Winchester, Hampshire, SO22

Carter Jonas

STONEY LANE, WEEKE, WINCHESTER, HAMPSHIRE, SO22

- Four bedrooms
- Large reception room
- Home office
- Two bathrooms
- Kitchen
- Garage
- Gardens
- EPC rating D

DESCRIPTION

The property is entered via a central hallway which provides access to the principal accommodation. A particularly impressive dual-aspect sitting/dining room that provides an excellent space for both everyday family living and entertaining. The adjoining kitchen is fitted with a range of units and is complemented by a separate utility room with external access.

There are four bedrooms in total. The principal bedroom enjoys a generous footprint and is situated to the front of the property, while three further bedrooms offer flexible accommodation suitable for family living, guests or home working. The bedrooms are served by a family bathroom together with a separate cloakroom. A staircase leads down to the basement level where a substantial room currently arranged as a family room/study provides highly adaptable accommodation. There is scope for modernisation and extension, subject to obtaining the relevant consents.

OUTSIDE

The rear garden is a particular feature of the property, being predominantly laid to a well-maintained level lawn.. Mature trees and established hedging provide an attractive green backdrop. A paved terrace immediately adjoining the house offers an ideal space for outdoor dining, while the generous lawn provides ample room for families and keen gardeners alike.

A WELL-PRESENTED AND GENEROUSLY PROPORTIONED FOUR/FIVE-BEDROOM FAMILY HOME SET WITHIN ATTRACTIVE, WELL-MAINTAINED GARDENS, SITUATED IN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL AREA



LOCATION

The property enjoys a convenient position within the popular Weeke area of Winchester, approximately 2 miles north-west of the city centre. Winchester offers an excellent range of cultural, leisure and shopping amenities, together with a mainline railway station providing regular services to London Waterloo in around one hour. The area is particularly well regarded for its access to open countryside, excellent road links via the M3 and A34.

The property is especially well placed for families, lying within easy reach of Weeke Primary School (approximately 0.2 miles) and Harestock Primary School (approximately 0.7 miles). Secondary education is available at Henry Beaufort School (approximately 0.8 miles) and The Westgate School (approximately 1.8 miles), while Winchester is also home to a number of highly regarded independent schools including The Pilgrims' School, St Swithun's School and Winchester College.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, gas, water and drainage. Gas central heating. Wood burner.

Broadband: Fibre to the Premises (FTTP). For internet and mobile services check Ofcom's website.

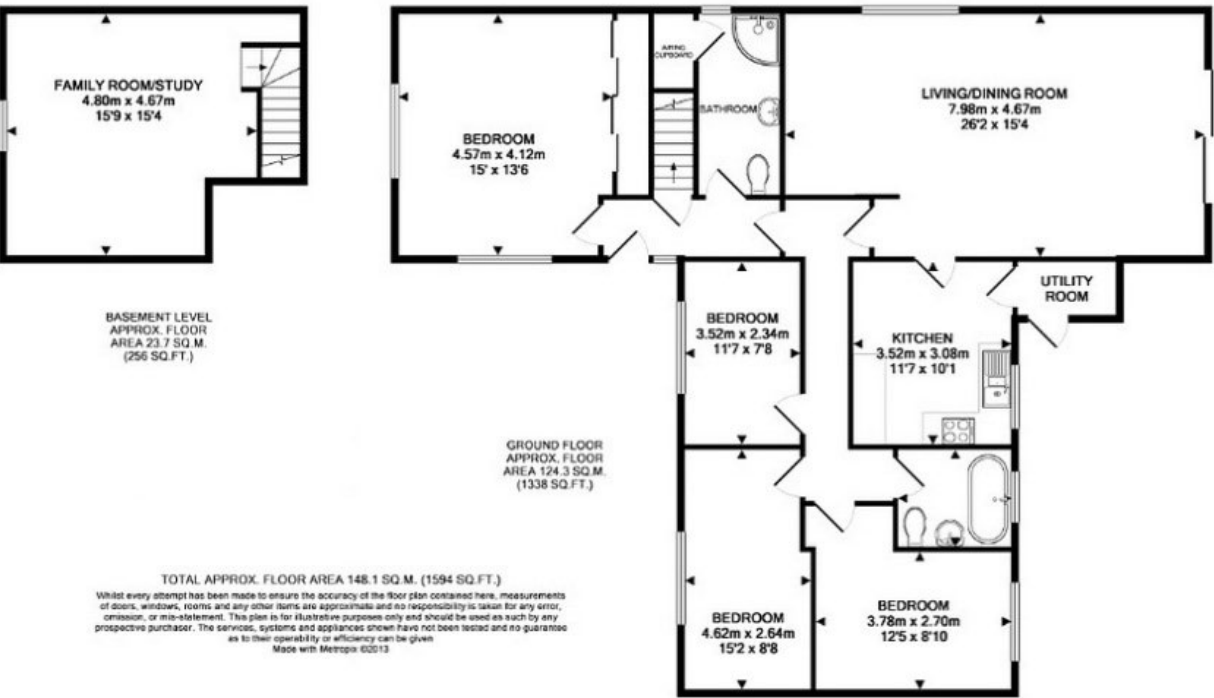
Local Authority: Winchester City Council

Council Tax: Band E

Viewings: Strictly by appointment with Carter Jonas, 01962 842742.



33 Stoney Lane, Winchester



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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