



Kilham Lane, Winchester, Hampshire, SO22 5PS





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*This four-bedroom detached family home is located within an exceptionally popular location on the outer fringes of the city centre, and benefits from being nestled on a plot in the region of 0.2 acres.*



- *Garden over 160ft in length* • *Swimming Pool*
  - *Four bedrooms*
- *Two bathrooms* • *Driveway parking*
  - *Popular school catchment*

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## ACCOMMODATION

The property internally has a traditional layout spread across two floors and boasting almost 2000sqft. Currently the property is laid out with a formal living room to the front of the house which has been divided with bi-fold doors through to the sitting room, with feature wood burner. The fitted kitchen is planned with an L shape layout with ample wall and base units providing plenty of storage. Additionally, there is a separate utility room also providing a really convenient space and a shower room to complete the ground floor accommodation. The property has been extended on the ground floor to provide a light and airy conservatory, currently utilised as a dining room, and enjoying panoramic views across the garden. The first floor provides four comfortable double bedrooms, with the principal bedroom benefitting from a large en-suite bathroom. The fully fitted family bathroom then services the remaining three bedrooms. Externally there is ample parking to the front of the property including a single garage. The rear garden is over 160ft in length and very well screened with mature hedgerow, there is a swimming pool located towards the end of the garden providing a secluded entertaining area.




## SITUATION

Steeped in history, Winchester is England's ancient capital city and former seat of King Alfred the Great. This bustling city seamlessly combines grand old architecture with 21st Century art, sculpture and world-class attractions which includes the magnificent Cathedral. With award-winning pubs and restaurants and a plethora of boutique shops and café bars, there is so much to enjoy in this city. There is a cultural programme throughout the year which includes top literary festivals, exhibitions and theatre productions. Winchester boasts some of the best schools in the county and is home to Winchester University and Winchester College - the oldest public school in the United Kingdom. Other notable independent schools are St. Swithun's, Godolphin and The Pilgrims School. All this is within easy reach of London, a choice of international airports and the beaches of the south coast as well as the natural beauty of the New Forest and the rolling countryside of the South Downs National Park. And of course, if you love golf, one of the best courses in the county is on your doorstep.





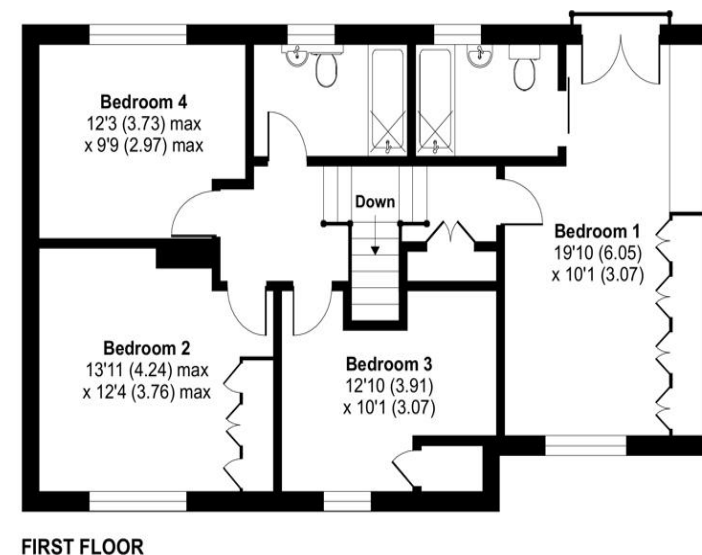
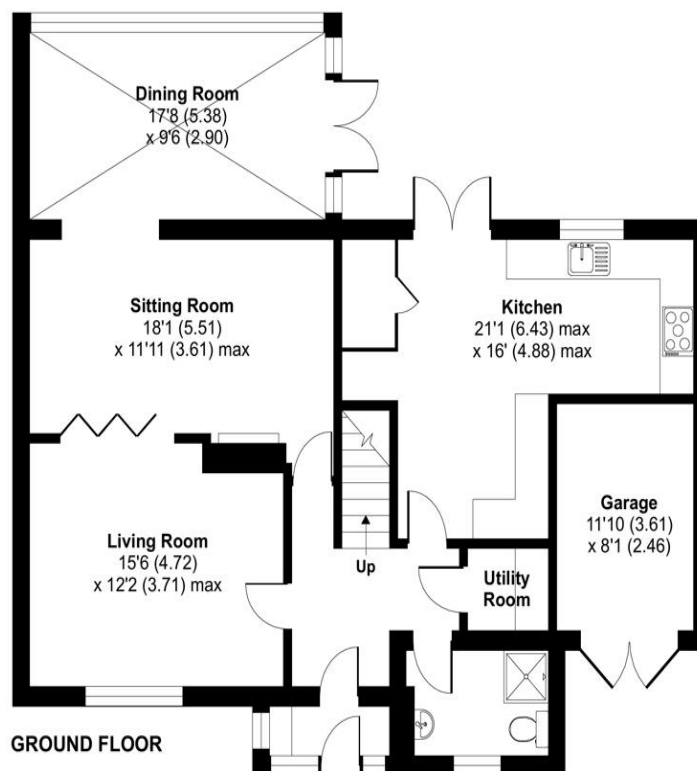
| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92+)                                       | <b>A</b>                   |   |
| (81-91)                                     | <b>B</b>                   |   |
| (69-80)                                     | <b>C</b>                   | <b>77</b>   |
| (55-68)                                     | <b>D</b>                   | <b>62</b>   |
| (39-54)                                     | <b>E</b>                   |   |
| (21-38)                                     | <b>F</b>                   |   |
| (1-20)                                      | <b>G</b>                   |   |
| Not energy efficient - higher running costs |                            |   |
| England, Scotland & Wales                   | EU Directive<br>2002/91/EC |  |

Approximate Area = 1875 sq ft / 174.2 sq m

Garage = 93 sq ft / 8.6 sq m

Total = 1968 sq ft / 182.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1027832





**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band F

**GUIDE PRICE**

Offers in excess of £1,000,000

**TENURE**

Freehold