



Superb, detached family home.

Cranford Cottage, Lanham Lane, Winchester, Hampshire, SO22 5JS

Freehold



Kitchen/dining/living room • Sitting room • Utility • Study • Master bedroom with en suite and dressing room • 3 further bedrooms • Family bathroom • Garage • Off-road parking • Front and rear gardens • EPC = C

Situation

Located in Lanham Lane just off Dean Lane, the property occupies a superb position in this sought-after area. Conveniently situated to a wide range of local amenities and shops including Waitrose, Aldi, Co-Op/Post Office and doctors' surgery yet within approximately one mile from the centre of the Cathedral City of Winchester.

The city itself offers a wealth of shopping, recreational and cultural facilities, an excellent range of restaurants, pubs, cinema and two theatres. Winchester is known for its beautiful surrounding countryside, walks along Clarendon Way towards Farley Mount and of course the historic Water Meadows in the centre of the city.

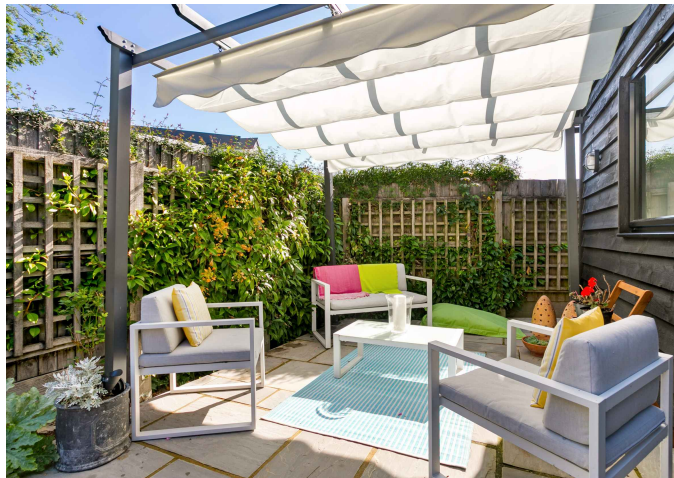
Communications in the area are first class with Winchester mainland station providing a regular train service to London Waterloo (approximately 59 minutes). The M3 is on Winchester's doorstep providing access to the south and the M27 coastal motorway with London to the north, the A34 to the Midlands and the A303 providing access to the West Country. The New Forest is within easy reach, as is the south coast with its sailing on The Solent.

Southampton International Airport is nearby (approximately 10 miles) providing an ever-increasing service of both domestic and European routes. The New Forest is within easy reach, as is the south coast with its sailing on The Solent.

Description

Cranford Cottage has been fully redeveloped to create a highly specified family home, completed to exacting standards. Combining character charm with space and light, this property offers a unique approach to calm and comfort. A luxury master suite, bespoke solid oak kitchen, triple glazing and underfloor heating are just some of the features of this delightful home that truly meets the needs of modern family living. Approached through a five-bar gate with pedestrian gates to the side leading through to a large parking and turning area adjacent to both the front of the property and the garage. The front gardens are private and laid to lawn with an attractive terraced area adjacent to the property's impressive kitchen/dining/sitting room.





The accommodation is approached through a welcoming reception hall with a door through to the sitting room and one opening out into the feature kitchen/dining/living room. The light and spacious kitchen area combines character and quality with a bespoke, solid oak kitchen and German fitted appliances.

The generous dining area leads into the living area with feature wood burner providing the all-important focal point. This superb space, with vaulted ceilings and underfloor heating throughout, is very much the fulcrum of the property. It is a wonderful entertaining space that links the house with its beautiful, private, gardens. Adjacent to the kitchen area is also a utility room and cloakroom. Addition to the large family room, there is a separate sitting room with wood burner providing a snug for evenings.

There is a beautiful master bedroom suite with fitted dressing room and adjoining bathroom. The luxurious en-suite offers underfloor heating, roll top bath, separate shower and double basins. From the master suite, there is a private, terraced, sitting area and outdoor shower. There is also a study that opens up to the rear terrace. There are three further double bedrooms and a family bathroom.

Directly to the rear of the property is a large terraced area which is not overlooked and enjoys a south-easterly aspect.

Accommodation

See floor plans.

Tenure

Freehold.

Services

Mains water, gas and electric. Private drainage.

Outgoings

Council Tax – Band F

Post Code

SO22 5JS

Local Authority

Winchester City Council

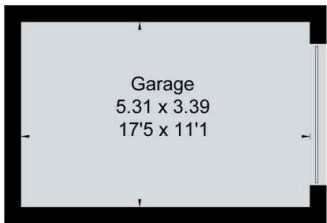
Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

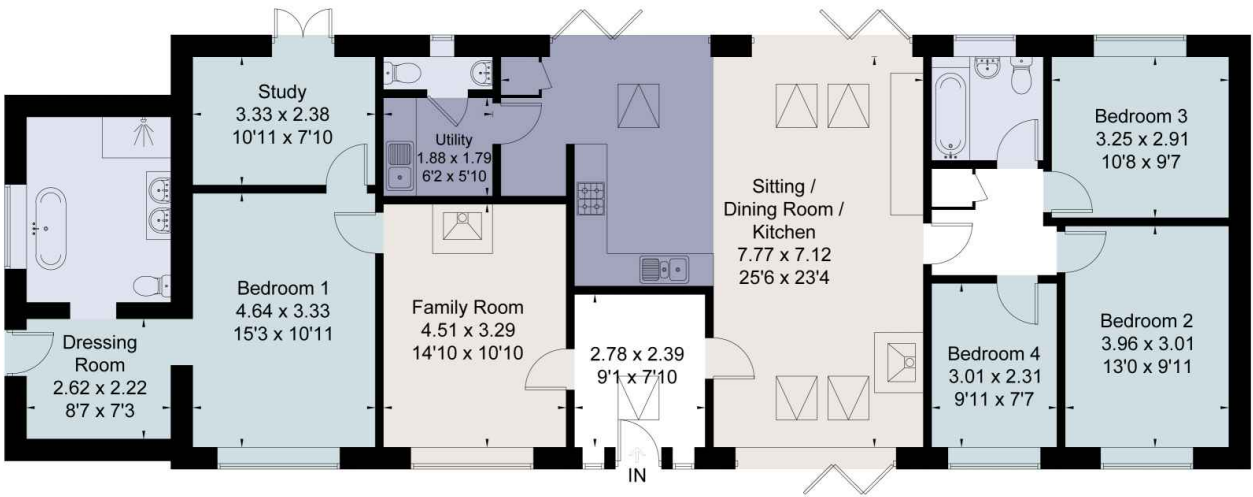
Viewing

Strictly by appointment with Savills.

Approximate Area = 156.6 sq m / 1685 sq ft
Including Limited Use Area (2.2 sq m / 24 sq ft)
Garage = 18.0 sq m / 194 sq ft
Total = 174.6 sq m / 1880 sq ft
For identification only. Not to scale.
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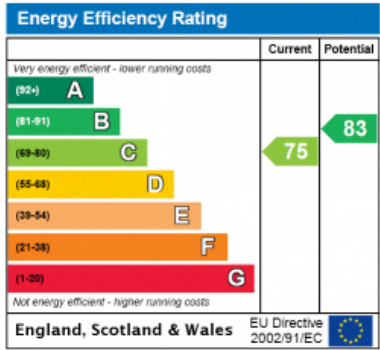
(Not Shown In Actual Location / Orientation)



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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