

6 HAMPTON LANE

WINCHESTER • HAMPSHIRE • SO22 5LF



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STUNNING HUF HAUS IN CONVENIENT EDGE OF CITY LOCATION

ACCOMMODATION

Kitchen • Cloakroom • Library • Dining room • Drawing room • Study • Store room • Gym
Utility room • Wine cellar • 1st floor sitting room

Principal bedroom with dressing room and en suite bathroom • 3 further bedrooms, 2 with en suite shower rooms

Double garage • Gardens of approximately 1/3 of an acre

EPC = C



Savills Winchester

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SITUATION

This interesting and contemporary property occupies a superb position in a residential area on the south-west side of the city. This is an ideal location within Winchester for easy access to local amenities including a doctor's surgery, Waitrose and Aldi stores and other local shopping outlets. A further range of amenities can be found within the city itself, whilst open countryside is easily accessible. The main line railway station in Winchester offers regular services to London Waterloo (approximately 50 minutes), and junction 9 of the M3 in Winchester provides links to routes to the south coast, plus onto the A34 heading north and to the Midlands. There is a good range of schooling within the city for pupils at all levels, including Weston and Westgate Schools, Winchester College and St Swithun's School for Girls.

DESCRIPTION

No.6 Hampton Lane is a fine example of a contemporary Huf Haus, having been constructed in 2005 to the specific style of architecture which has become synonymous with this brand of contemporary design. The property was constructed as one of a pair, and the timber framed house has a delightful open plan design offering the ultimate in flexible modern living. The accommodation is arranged over three floors, offering extremely light and spacious accommodation and yet occupying a very private situation. The stunning design is well renowned for excellent energy efficiency, together with a volume which is distinctive in terms of its clarity of form. There are a number of notable features including under-floor heating throughout, excellent security and fire warning systems, plus a range of external electronic blinds to the windows on all three floors. The Bulthaup kitchen is very well equipped with a range of floor based units with composite stone work surfaces, incorporating a range

of Miele goods, including a gas hob, two ovens, a steam oven, a built-in coffee machine, two fridge/freezers and dishwasher. The ground floor has a light dining room area with a door leading to the garden and is open plan through to the drawing room, with a gas Swedish style cylindrical fire in the far corner. The drawing room has a balcony extending on two sides, which is accessed via this room. There is also an additional reception room which is enclosed and currently used as a study, but could be used for a number of purposes.

On the lower ground floor there is a utility room and wine cellar. There are two bedrooms, one with adjoining shower, a gym and a useful store accessed from the garden.

The first floor accommodates the principal bedroom with access onto the balcony overlooking the garden, a dressing area and en suite bathroom, together with a guest bedroom and en suite shower room. There is a further spacious sitting room which



could also double as a family area or be converted into a further bedroom. The bathroom and shower rooms have been fitted with stylish white suites and have tiled floors in keeping with the overall contemporary nature of the design.

OUTSIDE

The property is approached with a paved driveway providing accommodation for a number of vehicles, with a double garage with twin up and over doors located to the left of the property. Beyond the garage is an outside entertaining area which offers great privacy and is easily accessible from the kitchen. A flight of steps leads down to the main area of the garden, which has been mainly laid to lawn and is surrounded by a range of mature trees providing excellent screening from neighbouring properties. A wide terrace is adjacent to the rear of the house and is an area perfect for entertaining with its westerley aspect. There is a wall mounted car charging 'Pod Point' on the outside of the Utility/ Plant room.

ACCOMMODATION

See floor plans.

TENURE

The property is offered freehold.

SERVICES

Mains water, gas, drainage and electricity.

OUTGOINGS

Council Tax Band- G

POSTCODE

SO22 5LF

LOCAL AUTHORITY

Winchester City Council. Tel: 01962 840222

DIRECTIONS

Leave Winchester on the Stockbridge Road heading south-west out of the city, and on reaching the roundabout at the end of Chilbolton Avenue continue straight across, taking the next left-hand turn into Dean Lane. Take the next left-hand turn into Stockers Avenue and turn immediately right into Hampton Lane, whereupon the property will be found after a short distance on the right-hand side.

ENERGY PERFORMANCE

Full Energy Performance Certificate available by request.

VIEWING

Strictly by appointment with Savills.



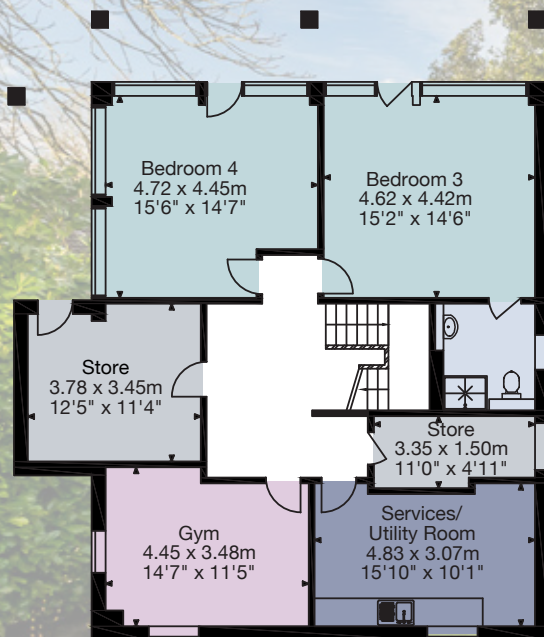
6 Hampton Lane, Winchester. SO22 5LF

Gross Internal Area (Approx)

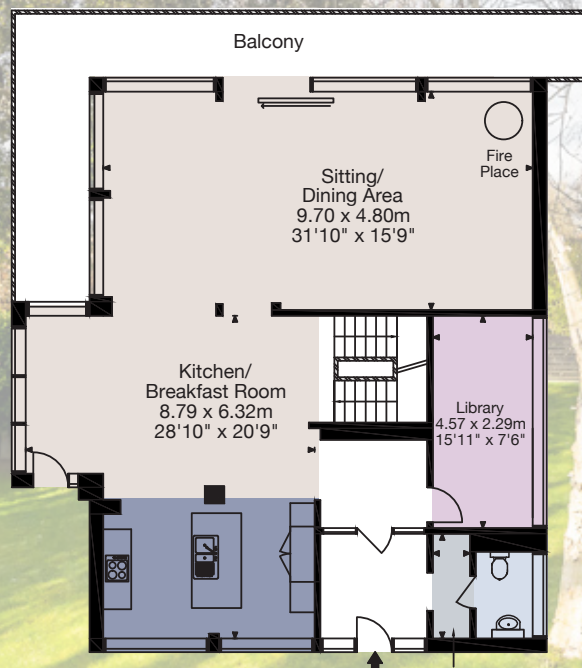
Main House 348 sq m / 3,747 sq ft

Garage 34 sq m / 370 sq ft

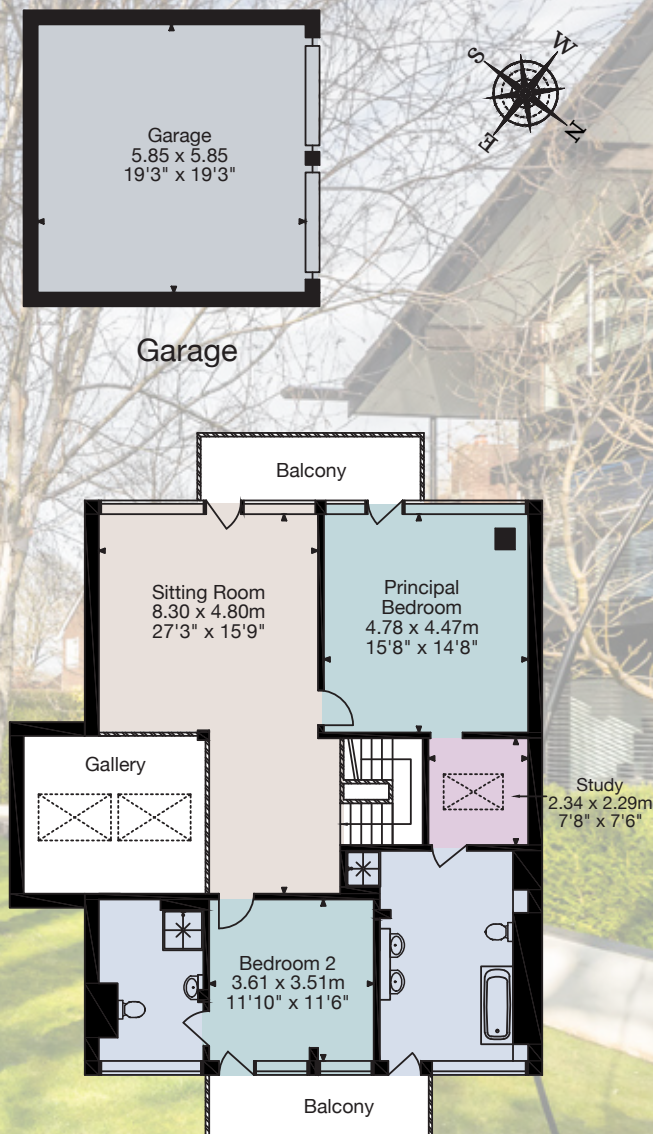
Total Area 382 sq m / 4,117 sq ft



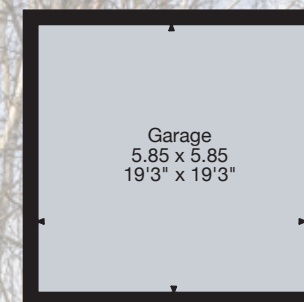
Lower Ground Floor



Ground Floor



First Floor



Garage



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