



*Toby Gullick*  
INDEPENDENT PROPERTY SPECIALIST



# St. James Lane, Winchester, SO23 9SG

Guide Price £835,000

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## MODERN AND STYLISH THREE BEDROOM END OF TERRACE HOME IN A PRIME CENTRAL LOCATION

Tucked away in a sought-after central location, this beautifully presented three-bedroom end of terrace property offers the perfect blend of modern living and urban convenience. Ideally and centrally located in Winchester City Centre at the end of St James Lane. Boasting a sleek contemporary design, the property features a bright and airy open-plan living/dining area, a fully integrated kitchen with high-spec appliances, and stylish finishes throughout. **The property also presents an exciting opportunity to extend and develop in the attic, an expanse area to create a wonderful and desirable principal bedroom with ensuite, finished with a lantern style roof. Planning permission was granted in 2023(Planning Application Reference: 23/00069/HOU)** This superb and enviable property has been extended to the rear and now has a beautifully designed and spacious open-plan kitchen and dining area—perfect for modern living and effortless entertaining. Polished cabinetry and contemporary fittings are complemented by ample granite worktop space, storage units hosting a double oven, dishwasher, wine cooler, electric hob and pan drawers creating a stylish yet practical kitchen. The kitchen also benefits from the luxury of having underfloor heating.

The space flows seamlessly into the dining area, where full-width bi-fold doors open out onto a charming courtyard garden. The transition from indoors to outdoors is fluid, superbly lit by a trio of Velux windows, flooding the living space with natural light, and creating an ideal setting for al fresco dining or relaxed evenings with friends. The courtyard itself is a peaceful, low-maintenance retreat with pretty planting, providing a private oasis just steps from the kitchen. The triple aspect sitting room is bathed in natural light and boasts over 20ft in length with a focal point being a striking contemporary wood burner, a perfect area to cosy up and unwind in a warm and inviting atmosphere. There are double doors opening on to a further attractive patio area.

On the first floor the property has three double bedrooms, each with their own delightful charm and they all offer useful built in wardrobe storage, and serviced by a modern family bathroom.

Externally the property is accessed via a private gate to the front.

The property also has a garage, along with an allocated parking





Approximate Gross Internal Area = 102.7 sq m / 1105 sq ft  
 Garage = 17 sq m / 183 sq ft  
 Total = 119.7 sq m / 1288 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1189060)

- Contemporary And Stylish End Of Terrace House
- Spacious Sitting Room
- Superb Open Plan Kitchen/ Diner
- Off Road Parking
- Close to City Centre and Mainline Station
- Three Double Bedrooms
- Family Bathroom
- Pretty Courtyard Garden
- Garage
- Sought After Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	