



# Timbers

Milnthorpe Lane, Winchester

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## Quietly tucked away, but close to the City centre, this is a rare opportunity to renovate a detached house with an annexe.

Whilst the main house is in need of some updating, there is a fantastic one bedroom annexe which has recently been refurbished. This is a great opportunity for multigenerational living.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**GARAGE**



**0.206 ACRES**



**FREEHOLD**



**WINCHESTER**



**2,274 SQ FT**



**GUIDE PRICE  
£895,000**



### Timbers

Having been in the same ownership for about 60 years the house is now in need of some updating. The accommodation in the main house is laid out over two floors and is well proportioned with bright reception rooms.

The ground floor accommodation comprises a welcoming entrance hall, from here there is access into the dining room, which has doors through into the conservatory, there are French doors out into the garden from here. The kitchen leads into the generous sitting room which also has double doors out into the gardens. There is a gas fireplace with a brick surround, and large windows from which to admire the view over the terrace and garden. Stairs lead up to the first floor where there is a principal bedroom with built in wardrobes, a further guest bedroom with en-suite shower room, a single bedroom and a family bathroom.

In addition to the main house is a superb integrated, yet self contained, single storey annexe. This has recently been updated and provides excellent ancillary accommodation. There is an entrance lobby that leads you into the kitchen and also into the large bright reception room, which has double doors out to the front garden. Beyond the sitting room, there is a double bedroom and a bathroom.

### Outside

To the front of the house is a gravel driveway with parking for several vehicles. There is also access to the detached garage. To the rear of the house there is a paved terrace providing space for a table and chairs. There is an area laid to lawn which is bordered by mature hedging and trees, along with some shrub and herbaceous borders. The garden wraps around the property and creates a well screened little oasis.



## Location

The property is tucked away towards the end of Milnthorpe Lane, a peaceful private, 'No Through Road' situated off Sparkford Road. The area is popular with young families, commuters and those looking to make a "down size" move, due to the close proximity to Winchester city centre (0.8 miles) and the railway station which is about 0.9 miles, on foot.

The historic City of Winchester offers a wide range of shopping and recreational facilities, with a selection of boutiques, restaurants, cafes, a farmers' market twice monthly, and a range of cultural activities which include the theatre, local cinema, and The Arc exhibition and entertainment space.

Winchester is also home to a variety of highly regarded preparatory, state and private schools, including Kings School (currently in catchment), Western/Westgate School, St Swithun's Girls School, Winchester College and Peter Symond's sixth form college. Winchester University is also within easy reach.



## Distances

### Nearby Stations

- Winchester Station 1.1 miles

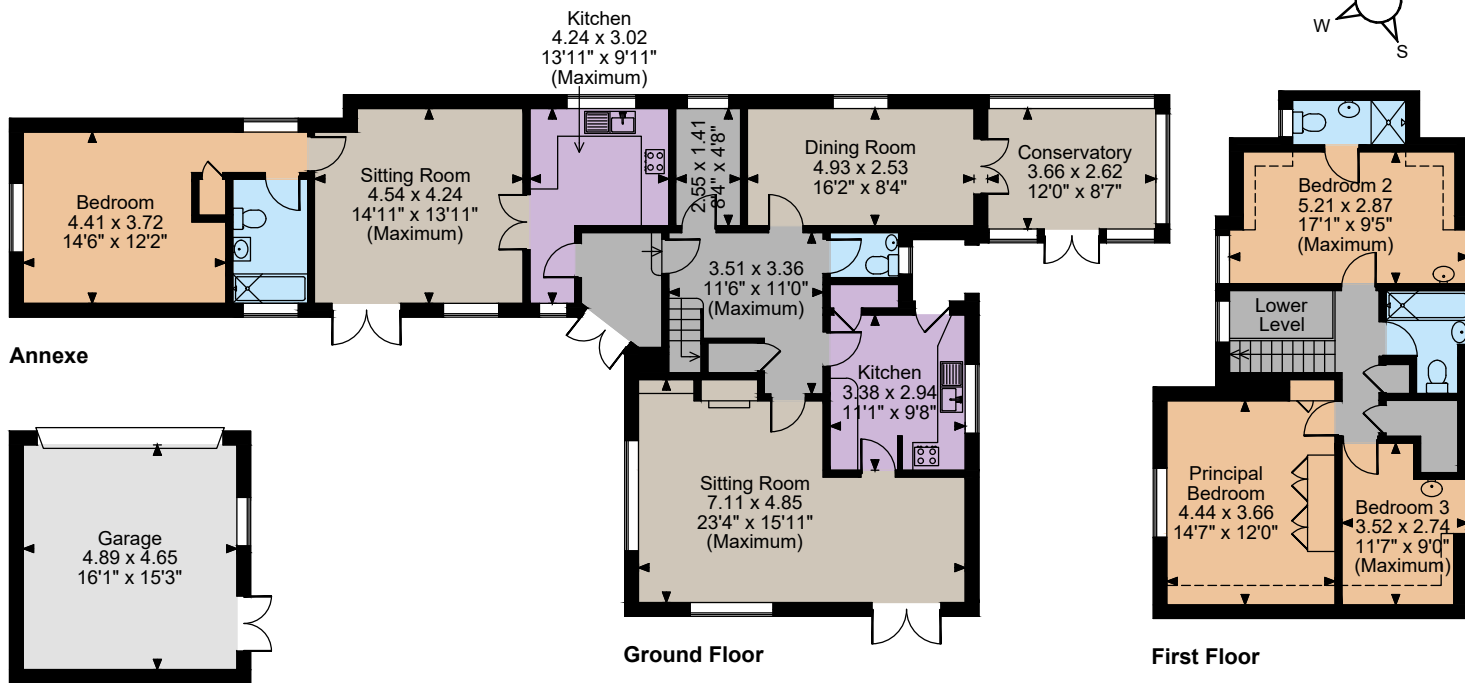
### Key Locations

- City centre 0.8 miles
- M3 Junction 10 - 2.6 miles

### Nearby Schools

- The Kings School
- Western/Westgate School
- St Faiths Primary School
- Winchester College
- The Pilgrims School
- Twyford Prep School





## Floorplans

Main house internal area 1,465 sq ft (136 sq m)

Garage internal area 245 sq.ft (23 sq m)

Annexe internal area 564 sq ft (52 sq m)

Total internal area 2,274 sq ft (211 sq m)

For identification purposes only.

## Directions

SO22 4NP

what3words: ///fault.branched.storming

## General

Local Authority: Winchester City Council

Services: Mains electricity, gas, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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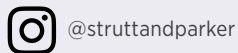
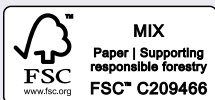
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## Winchester

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