



**20 SWAN LANE**

Winchester, Hampshire, SO23 7AA

**Carter Jonas**



## 20 SWAN LANE, WINCHESTER, HAMPSHIRE, SO23 7AA

- 3 bedrooms
- 2 bathrooms
- Front and rear gardens
- Modern kitchen/breakfast room
- Residents parking permit Zone P

### DESCRIPTION

Located just a short walk from Winchester train station, and city centre and within the catchment of St Bede Primary School.

The entrance door opens to the ground floor entrance hall, with stairs descending to the lower ground floor and further stairs to the first floor. On this floor you will find two well-proportioned reception rooms. On the lower ground floor there is a modern fitted kitchen/breakfast room combining a modern open plan space with access to the enclosed garden, and separate WC. On the first floor there are two bedrooms and a family bathroom with a further staircase to a light and spacious second floor bedroom with windows to the front and rear. This opens through to an ensuite shower room.

### OUTSIDE

To the front there is an enclosed garden with planting, the rear garden is a real delight with a contrast of lawn, decking and planted borders making the most of the westerly elevation.

## DECEPTIVE, VICTORIAN HOME





## LOCATION

Conveniently situated in the desirable residential neighbourhood of Hyde, the property is 0.1 miles from the station (Waterloo in around 1 hour) and Winchester city centre with its many shops, restaurants, public houses, coffee shops, library, theatres, cinema, Cathedral and more. There are attractive walks and cycle routes along the River Itchen and Winnall Moors which are also close by. It is 0.3 miles from the very well regarded St Bede Church of England Primary School and approximately 0.5 miles from The Westgate School (primary and secondary) and Peter Symonds College. In addition, St Swithun's School for girls, Winchester College and The Pilgrims' School for boys are also within easy access.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains water, not on a meter. Mains electricity, gas and drainage. Gas central heating. Mobile phone coverage and broadband speeds can be checked here: <https://checker.ofcom.org.uk/>.

**Local Authority:** Winchester City Council. Council Tax Band D.

**Viewing:** Strictly by appointment through the agent, Carter Jonas.







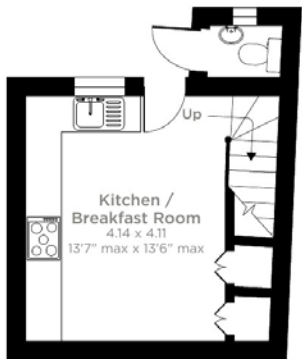
Swan Lane, Winchester, SO23

Approximate Area = 1062 sq ft / 98.7 sq m

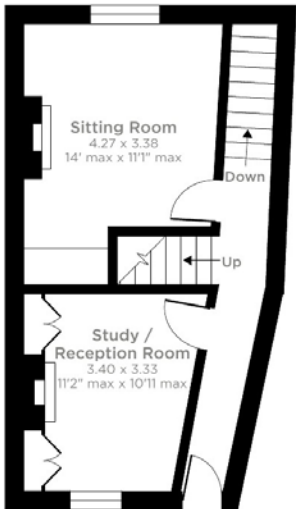
Outbuilding(s) = 51 sq ft / 4.7 sq m

Total = 1113 sq ft / 103.4 sq m

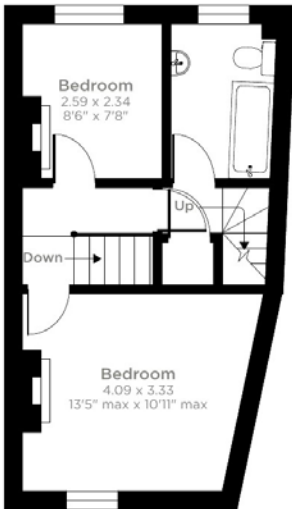
For identification only - Not to scale



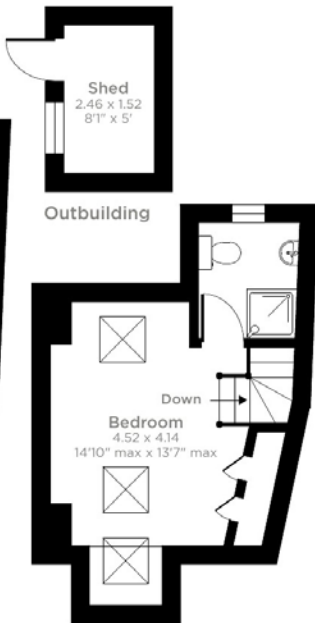
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Carter Jonas. REF: 1097873



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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 2002/91/EC	

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IMPORTANT INFORMATION

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