



4 Shenton Gardens Stoney Lane, Winchester, SO22 6GP  
Asking Price £725,000



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### PROPERTY DESCRIPTION BY Mr Guy Sommerville

An impressive four-bedroom townhouse offering spacious accommodation, refined interiors, and an enviable position within the highly regarded Kings Barton development. Situated in a prime spot within this popular community, the home is arranged across three well-designed floors, providing flexible living space ideally suited to modern family life. The accommodation is bright, airy and finished to an excellent standard throughout. The ground floor begins with an inviting entrance hall and a cloakroom/WC, leading through to a contemporary kitchen at the front of the property, complete with stylish units and integrated appliances. To the rear, the generous sitting room overlooks the garden and features a striking roof lantern that fills the space with natural light. French doors open directly onto the garden, creating an ideal setting for both entertaining and everyday family living. On the first floor, the main bedroom benefits from a beautifully appointed en-suite shower room, alongside a further spacious double bedroom that also enjoys its own en-suite facilities. The second floor provides two additional well-sized double bedrooms, together with a modern family bathroom fitted with a four-piece suite. Outside, the rear garden is predominantly laid to lawn with established planting and a patio area, perfect for outdoor dining and relaxing during the warmer months. Further advantages include a carport and private driveway parking. Kings Barton is a well-regarded development located less than a mile from Winchester city centre and its mainline railway station, offering excellent links to London and the South Coast. The property also falls within the catchment area for Barton Farm Primary School and the sought-after Henry Beaufort School.



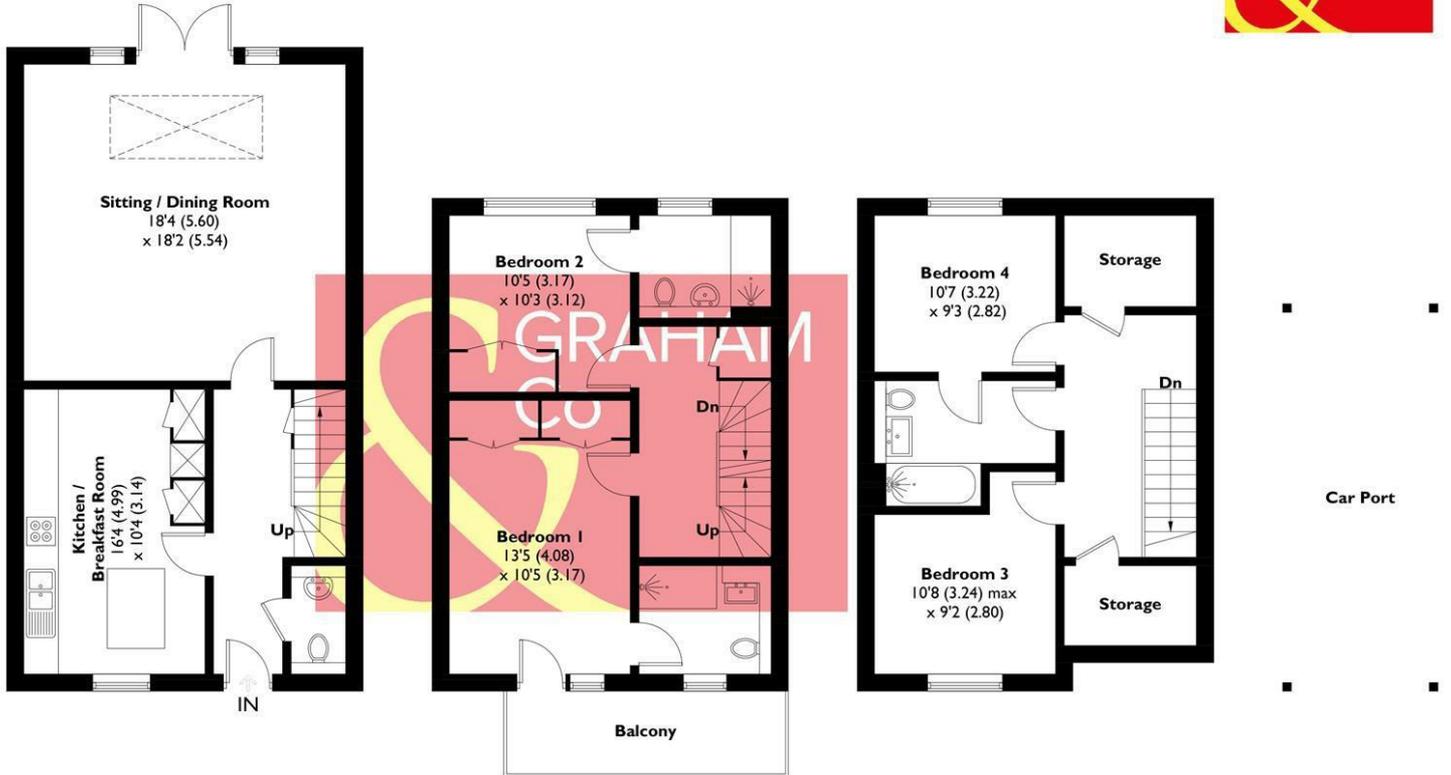


Winchester is a historic cathedral city full of character, combining beautiful period architecture with a vibrant, modern feel. The city offers a mix of well-known national retailers alongside independent boutiques, cafés, restaurants and a popular farmers' market. It is also highly regarded for its excellent schooling, including both private and state options, a well-respected sixth form college and the UK's oldest public school. Ideally positioned, Winchester provides easy access to the South Downs National Park, the New Forest and the south coast, while direct rail links to London Waterloo make the capital easily commutable.





APPROXIMATE GROSS INTERNAL AREA = 1606 SQ FT / 149.3 SQ M  
(EXCLUDING CAR PORT)



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. Created by Emzo Marketing (ID1283118)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A		87	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: F



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