Charters
WINCHESTER

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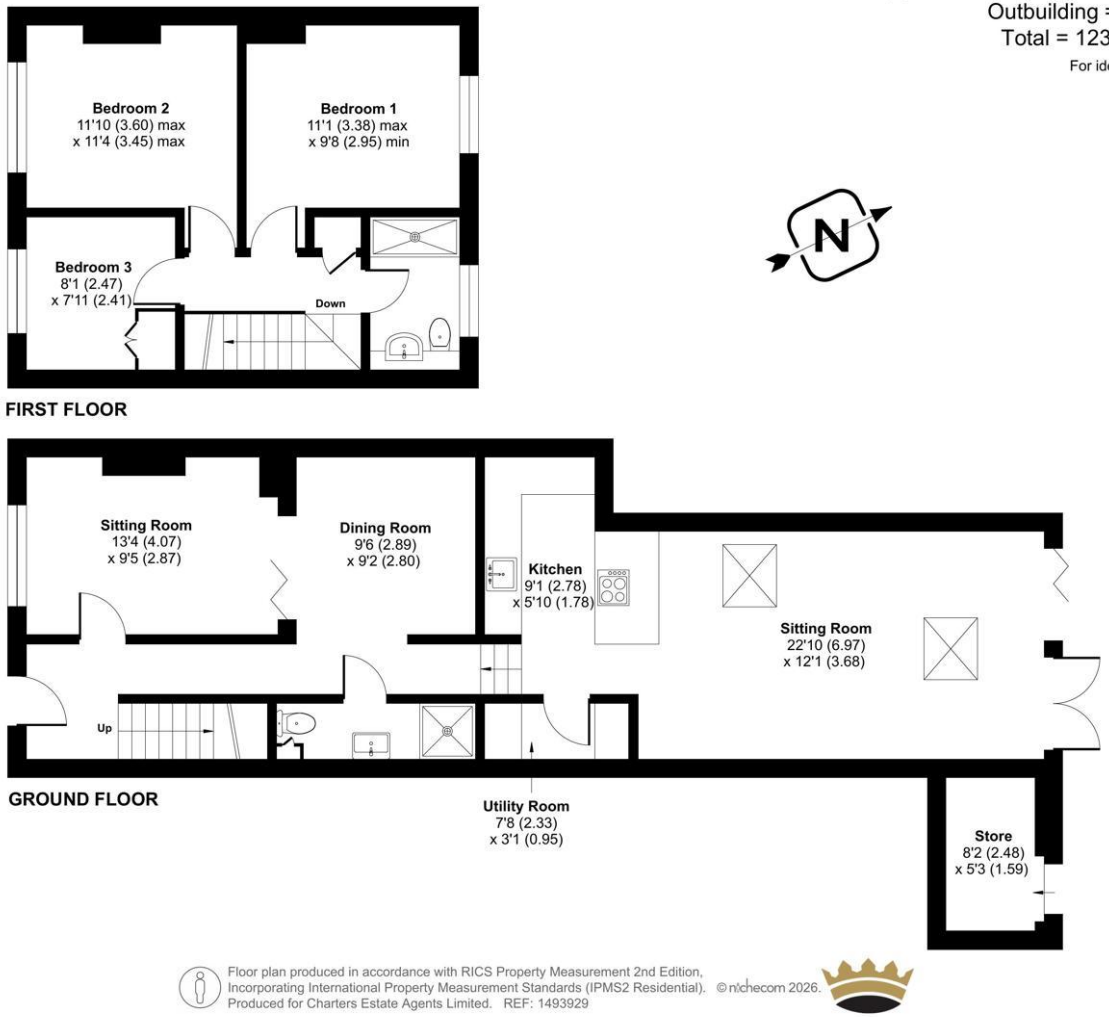
Swan Lane, Winchester, Hampshire, SO23 7AA

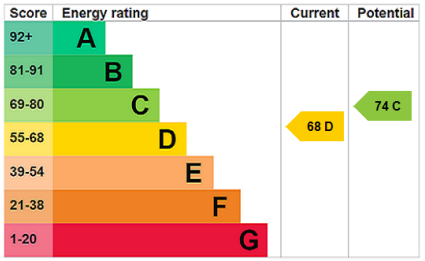
ACCOMMODATION

A beautifully presented, newly renovated three-bedroom period cottage, where traditional charm meets bold contemporary design. Benefiting from additional planning permission; the proposed large loft conversion offers excellent potential to create a four-bedroom home, including an ensuite. The property combines a handsome character façade and original features with a dramatic double-height extension, creating a distinctive home with an industrial warehouse-inspired feel. At the heart of the property is the impressive open-plan kitchen and sitting space. The double-height room is flooded with natural light, with exposed timber beams, expansive glazing and large doors opening towards the garden. Sleek, minimalist cabinetry, polished flooring and the generous volume of the space give this part of the house a striking aesthetic, while retaining a warm and inviting feel. The ground floor provides two separate reception rooms, offering excellent flexibility for family life, entertaining or working from home. A separate dining area, utility room and downstairs cloakroom with shower, complete the ground-floor accommodation. Upstairs are three well -proportioned bedrooms, including two generous doubles and a further single bedroom, together with an airy family bathroom. As well as stunning details throughout, the property now has a new heating and hot water system with air source heat pump, underfloor heating downstairs and all new electrics. Outside, the property benefits from a private courtyard garden, complemented by an attractive brick-built outbuilding. This versatile space could provide useful storage, a home office, studio or hobby room, subject to any necessary consents. A rare combination of period character and contemporary architecture, this is a home with real personality - retaining the charm and proportions of a traditional cottage while introducing a dramatic, light -filled extension with a distinctly contemporary style.

Approximate Area = 1191 sq ft / 110.6 sq m
Outbuilding = 42 sq ft / 3.9 sq m
Total = 1233 sq ft / 114.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Charters Estate Agents Limited. REF: 1493929



Scan the QR code to find out more information about this property.

SITUATION

The property in a popular residential location within a five-minute walk of Winchester city centre, offering convenient access to a wide range of shops, cafés, restaurants and everyday amenities. Winchester is renowned for its historic character, excellent schools, this property being within the catchment of St Bede's, and attractive surrounding countryside. There are excellent transport links nearby, with Winchester railway station only three minutes' walk away, providing regular services to London Waterloo and other major destinations. The surrounding area also offers a variety of recreational facilities, parks and scenic walking routes, making this an appealing location for both families and professionals. The property is ideally positioned to enjoy the best of Winchester, combining a convenient residential setting with easy access to the city centre and wider transport network.

SPECIFICATION

- Beautifully renovated three-bedroom period cottage combining traditional character with contemporary design.
- Spectacular double-height kitchen extension with exposed timber beams, extensive glazing and a wonderful sense of volume.
- Industrial warehouse-inspired interiors with sleek cabinetry, polished flooring and striking architectural details.
- Versatile living accommodation including two reception rooms, a separate dining room, utility room and downstairs cloakroom.

LOCAL AUTHORITY
Winchester City Council
Council Tax Band D

GUIDE PRICE £750,000

TENURE
Freehold

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