



Olivers Battery Gardens, Winchester, Hampshire, SO22 4HF

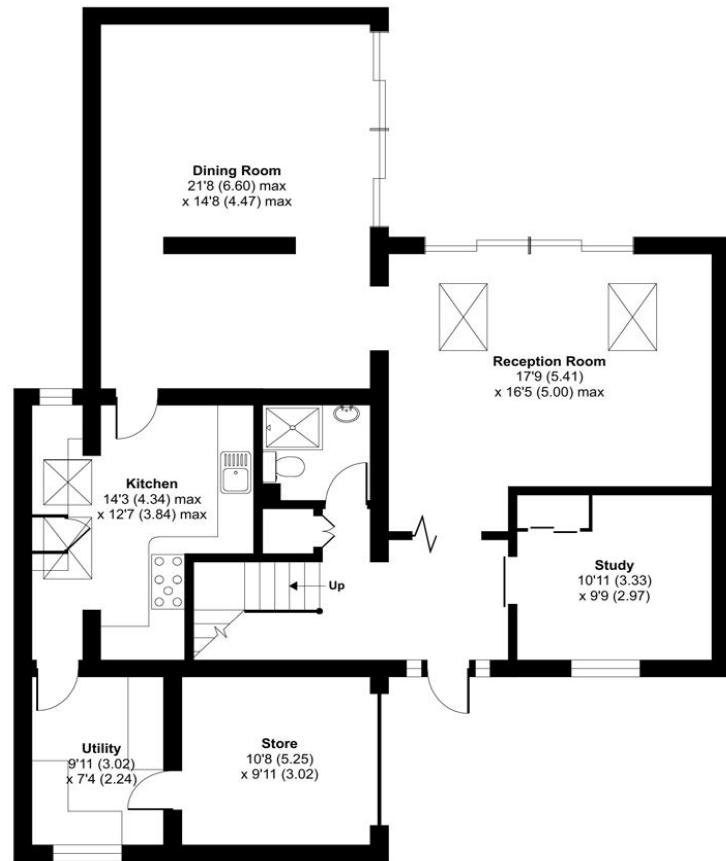


## ACCOMMODATION

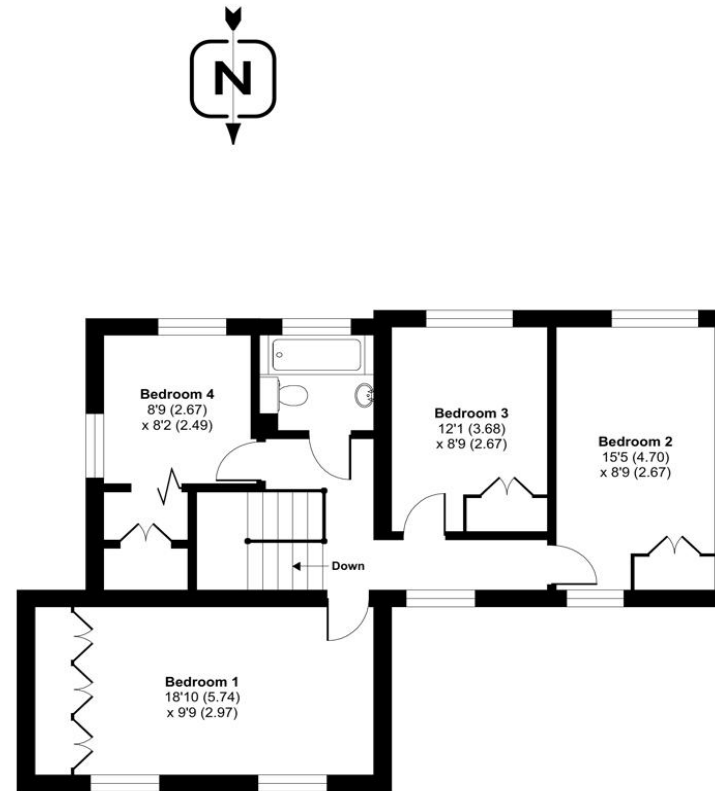
Unique and captivating four-bedroom detached home nestled in the sought-after Oliver's Battery Gardens. This property seamlessly blends contemporary style with the charm of its era. Step into the welcoming entrance hallway, where a stunning view of the landscaped rear garden beckons, creating an immediate sense of tranquillity. The flowing layout guides you effortlessly through the lounge area and into the living room/dining space, boasting a vaulted ceiling that serves as a delightful retreat for the entire family. The upgraded kitchen, fitted with sleek grey units and modern appliances, offers ample storage and leads to a utility space and garage, ideal for additional storage. The ground floor also features a newly fitted shower room and a versatile office/playroom that could function as a ground-floor bedroom if desired. Upstairs, the first floor hosts four bedrooms, including the impressive principal suite with dual windows and repurposed wall panelling, exuding elegance and natural light. The remaining three bedrooms cater perfectly to growing families and are serviced by a well-appointed family bathroom. The rear garden features a spacious patio accessible from both lounging areas through sliding doors, seamlessly blending the indoor and outdoor spaces. Surpassing its neighbours, this expansive garden offers a lush grassed area, an enchanting archway leading to a tranquil pond with a soothing water feature, and additional seating space, perfect for evening relaxation. To the front, driveway parking is available for up to four cars and a garage/store completes this remarkable property, ensuring convenience and practicality. This extraordinary home is a true gem, boasting contemporary elegance, thoughtful design, and abundant space for a truly exceptional living experience.

Approximate Area = 1998 sq ft / 185.6 sq m (includes store)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1042950



## SITUATION

Oliver's Battery is ideally located to provide access to the City of Winchester, with its railway station (links to London Waterloo in approximately 55 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the City's historic cathedral. There are local shops available just around the corner and Sainsbury's supermarket is also within close proximity. The area has good schools and is within the Kings School/Peter Symonds catchment.



**SPECIFICATION**

- Unique four-bedroom detached home
- Open-plan versatile living
- Original 1970s features complemented by a modern uplift
- Two bathrooms
- Fabulous landscaped rear garden
- Off-road parking and garage

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: F

**GUIDE PRICE**

£865,000

**TENURE**

Freehold