



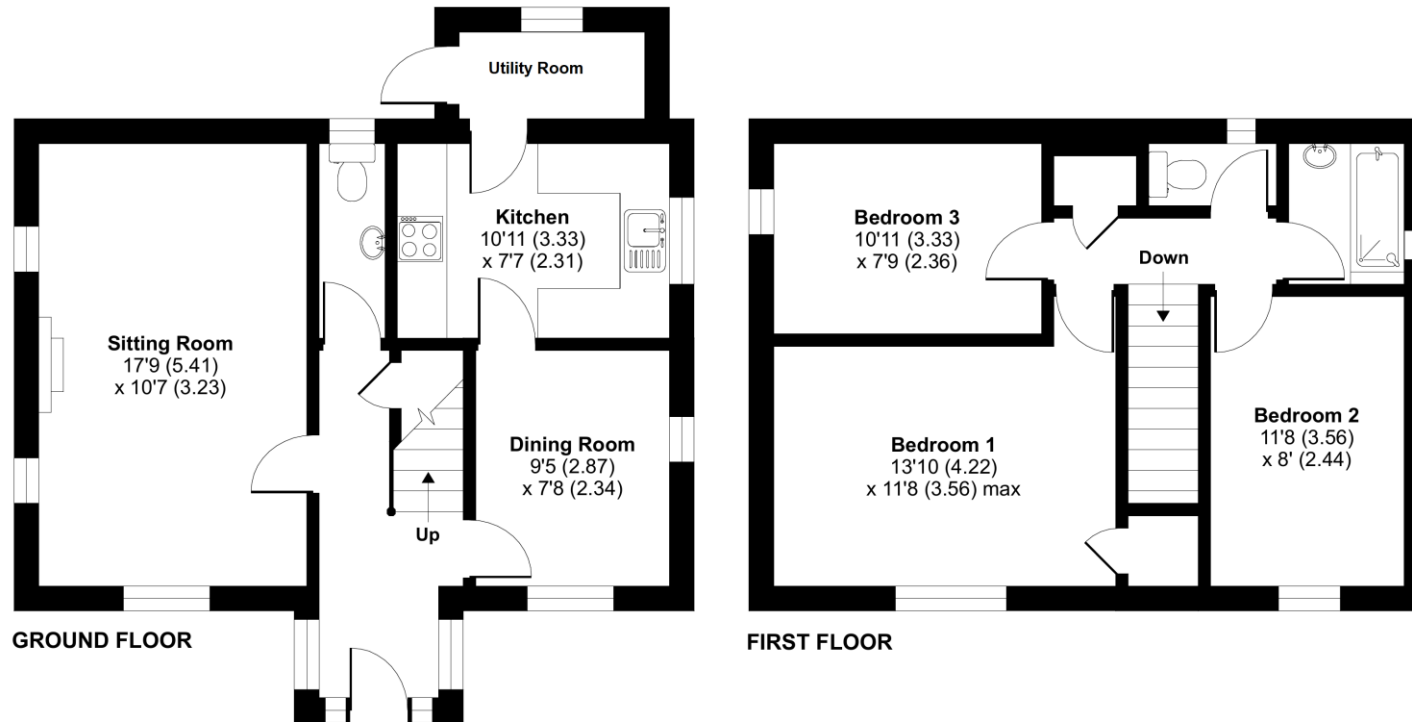


ACCOMMODATION

Superb detached family house which is beautifully presented throughout and benefits from a garage and driveway. The property is positioned within a popular cul-de-sac, nestled in the sought-after suburb of Badger Farm. The home is immaculately presented and has been greatly improved by the current owner to provide contemporary living accommodation including new doors and window shutters, a new boiler and new flooring downstairs. The entrance hallway leads you into a dining room which sits at the front of the house. This leads nicely into the bright and fitted kitchen, together with a utility room to house the fridge/freezer, washer/dryer and dishwasher, both of which have been refurbished and provide access to the rear garden. The sitting room, centered around a feature multi-burner provides plenty of superb natural light from the triple aspect. A well-presented downstairs cloakroom completes the ground floor accommodation. The first floor offers two double bedrooms and one single bedroom, currently utilised as a study, all with triple glazing and the family bathroom with a separate W.C. The large principal bedroom boasts a built-in wardrobe. Externally to the front of the house is a driveway and garage. The pretty garden with a sunny southerly aspect has been professionally landscaped to a magnificent standard and provides shelter from the sun by a variety of trees, including fig, quince and apple in tranquil areas. There is also a lovely new patio terrace that is accompanied by a small summerhouse.

Approximate Area = 962 sq ft / 89.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 910886



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | 71 | |
| (56-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

SITUATION

Badger Farm is a leafy suburb on the south eastern outskirts of Winchester, approximately 1 mile from the city centre and railway station and with easy access to the M3, A34 and M27. The area has a large superstore and a frequent bus service to the splendid and historical cathedral city which delights with much character and diverse architecture, whilst successfully delivering a modern cosmopolitan feel concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding educational establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.



SPECIFICATION

- Impressive detached house
- Popular Badger Farm location
- Three bedrooms
- Contemporary fitted kitchen with separate utility room
- Sitting room and dining room
- Family bathroom and cloakroom
- Garage and driveway
- Attractive, professionally landscaped front and rear gardens

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

GUIDE PRICE

Asking Price £560,000

TENURE

Freehold