



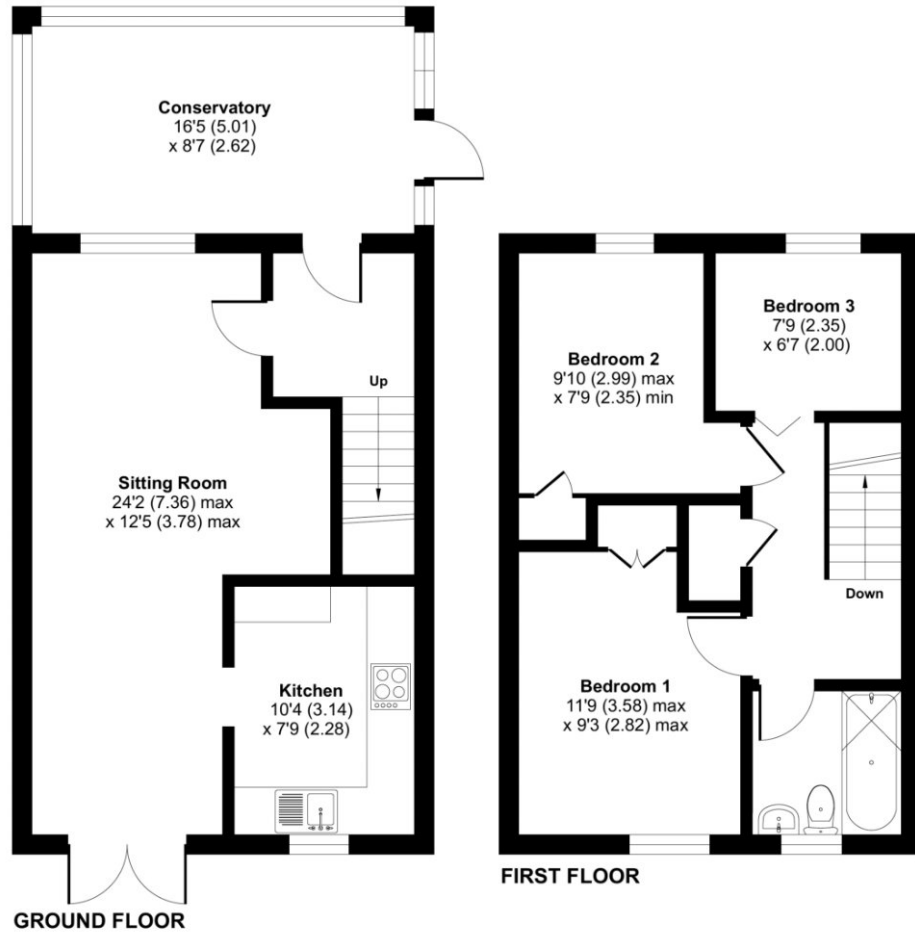


ACCOMMODATION

This delightful three-bedroom family home offers a fantastic opportunity for both comfortable living and future potential. The ground floor features a bright and airy open-plan lounge/diner and kitchen, creating the perfect space for family gatherings and entertaining. A lovely conservatory at the rear of the property overlooks the large garden, providing an ideal spot for relaxation and enjoyment of the outdoors. Upstairs, you'll find three comfortable bedrooms, each offering ample space for family members, along with a family bathroom. The property presents a wonderful chance for personalisation and could benefit from some updating, allowing you to put your own stamp on it. The generous garden is mainly laid to lawn, with a rear gate for easy access, and offers scope for further landscaping or development. There is also potential to extend (subject to planning permission) for those looking to create their dream home. For added convenience, a garage is located within a block nearby, providing secure storage or parking. This home offers great potential and is ideally located for family living. Don't miss the chance to make it your own.

Approximate Area = 921 sq ft / 85.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1271267

SITUATION

The property is situated approximately 2 miles from Winchester in the popular locality of Badger Farm. Local amenities include a large Sainsbury's superstore and doctor's surgery. The splendid and historical cathedral city of Winchester 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

- No chain on offer
- Garage within a block
- Three bedrooms
- Larger garden than average
- Scope to improve
- Extension potential STPP

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

ASKING PRICE £355,000

TENURE

Freehold