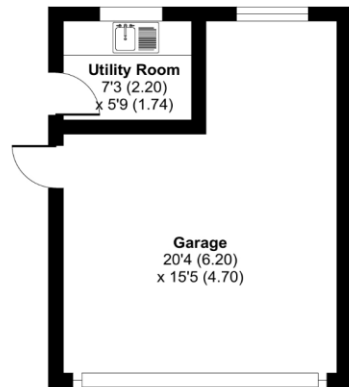




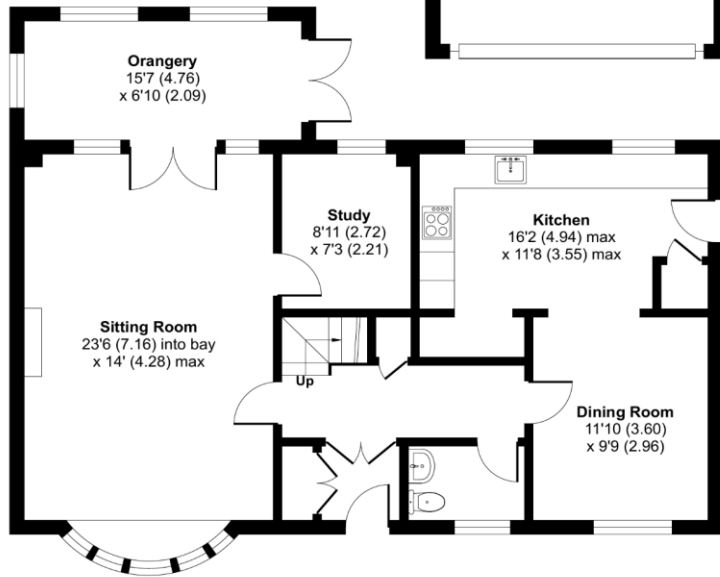


ACCOMMODATION

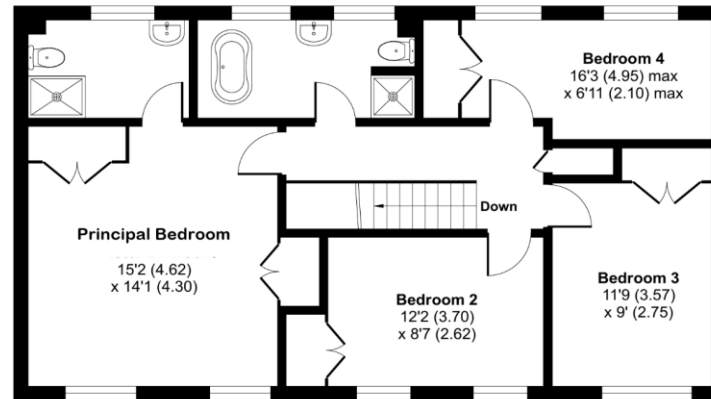
This exceptionally well-presented double fronted family home, built in the 1970's, has been cleverly extended by the current owners to create a superb layout. The property boasts high levels of natural light throughout and provides excellent reception space with a formal sitting room measuring in excess of 23 ft, a separate study and a beautiful orangery overlooking the garden. The opposite end of the ground floor provides a lovely open-plan kitchen/dining room ideal for entertaining. The modern fitted kitchen is well-planned and benefits from a recently created alcove providing further storage and space. A sleek range of wall and base units is complemented by ample work surface space. There is also access to the detached garage via a covered area which benefits from a utility/laundry section to the rear. A guest cloakroom completes the ground floor. The impressively crafted stairs rise to the first floor where the bedrooms are all comfortably sized and allow abundant natural light to fill the rooms. The principal bedroom boasts bespoke built-in storage and a modern en-suite shower room. The three remaining bedrooms all benefit from built-in storage and are served by a spacious family bathroom with freestanding bath and separate shower cubicle. Externally there is a generous driveway in front of the detached double garage providing plenty of parking. The generous well-maintained front garden is mainly laid to lawn. A gate between the house and garage gives access to the attractive rear garden where a paved patio terrace lies to the rear of the orangery creating a perfect outdoor



Approximate Area = 1763 sq ft / 163.7 sq m
 Garage = 314 sq ft / 29.1 sq m
 Outbuilding = 24 sq ft / 2.2 sq m
 Total = 2101 sq ft / 195 sq m
 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 | | 83 |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1195096

SITUATION

This property is set on the outskirts of Winchester city, within walking distance to the town centre and the mainline train station. 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

- Beautifully presented four-bedroom detached family home
- Well-proportioned and extended accommodation
- Convenient access to the mainline railway station and popular school catchments
- Impressive kitchen/dining room
- Sitting room, orangery and study
- En-suite shower room and splendid family bathroom
- Private rear garden
- Driveway parking and detached garage



LOCAL AUTHORITY

Winchester City Council
Council Tax Band F

OFFERS IN EXCESS OF £900,000

TENURE

Freehold