



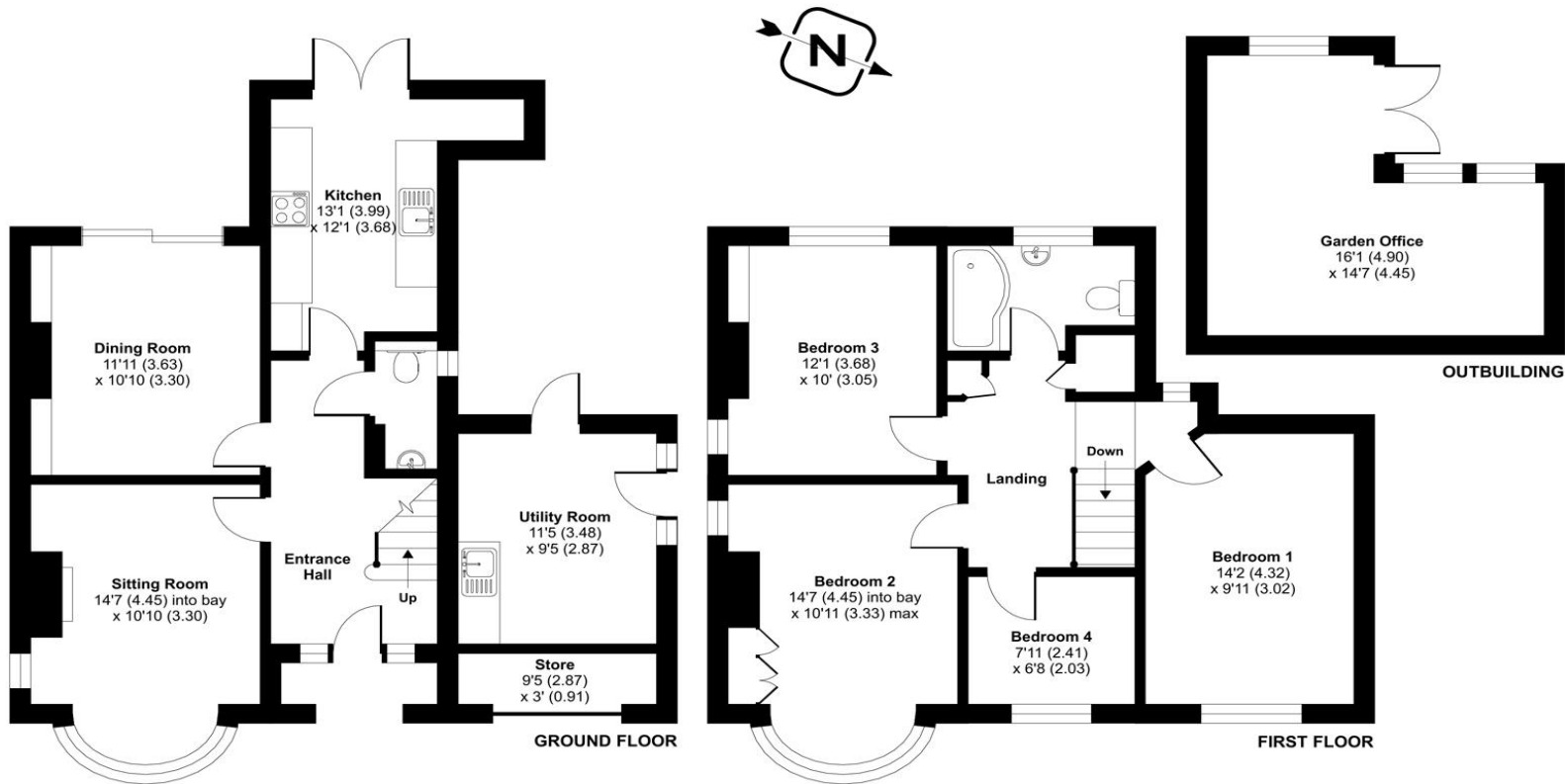
Oliver's Battery Road South, Winchester, Hampshire, SO22 4HA



ACCOMMODATION

This exciting four-bedroom detached house is coming to the market for the first time since its construction in the mid 1940's. The property has undergone a number of refurbishments and extensions over the years and presents a fantastic detached four-bedroom family home, with huge scope to be extended further if required (subject to the relevant planning consents). The property sits on a mature plot of around 0.25 acres, with the frontage offering ample space for parking. Internally the layout on the ground floor remains traditional with a formal sitting room to the front displaying a feature bay window and fireplace and a dining room to the rear with access to the garden, a fitted kitchen complemented by a utility room and a guest cloakroom. The ground floor further benefits from solid oak floors and notably high ceilings. The first floor occupies four comfortable bedrooms and a family bathroom. The rear garden features established planting, lawned areas, a decked terrace and a Lugarde log cabin office offering a flexible space ideal for a studio/office or home gym.

Approximate Area = 1169 sq ft / 108.6 sq m
 Outbuilding / Utility / Store = 318 sq ft / 29.5 sq m
 Total = 1487 sq ft / 138.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	67
(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: 1043748



SITUATION

Oliver's Battery is ideally located to provide access to the city of Winchester, situated on a prominent hilltop just over two miles south-west of Winchester city centre. There are local shops available just around the corner and Sainsbury's supermarket is also within proximity. The area has good schools and is within the King's School/Peter Symonds Sixth Form college catchments. 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 Southwest Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.



SPECIFICATION

- Detached four-bedroom family home
- Excellent private garden and frontage
- Extension potential (subject to the relevant planning consents)
- Sought-after location in Oliver's Battery
- Close to shops and schools
- Lugarde log cabin, ideal as a studio/office/gym



LOCAL AUTHORITY

Winchester City Council
Council Tax Band: F

GUIDE PRICE

Offers over £1,000,000.

TENURE

Freehold