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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.

Outbuilding / Utility / Store = 318 sq ft / 29.5 sq m Total = 1487 sq ft / 138.1 sq m For identification only - Not to scale Kitchen 13'1 (3.99) x 12'1 (3.68) Garden Office 16'1 (4.90) x 14'7 (4.45) Dining Room 11'11 (3.63) Bedroom 3 12'1 (3.68) OUTBUILDING x 10'10 (3.30) x 10' (3.05) Down Landing Utility Room 11'5 (3.48) x 9'5 (2.87) Bedroom 1 Entrance 14'2 (4.32) Hall Bedroom 2 Sitting Room Energy Efficiency Rating x 9'11 (3.02) 14'7 (4.45) into bay Un 14'7 (4.45) into bay x 10'11 (3.33) max x 10'10 (3.30) Current Potentia Bedroom 4 Very energy efficient - lower running costs 7'11 (2.41) (92+) A Store x 6'8 (2.03) 9'5 (2.87) (81-91) x 3' (0.91) (69-80) GROUND FLOOR FIRST FLOOR (55-68) (39-54) E (21-38) G Floor plan produced in accordance with RICS Property Measurement Standards incorporating Certified International Property Measurement Standards (IPMS2 Residential). ©n/checom 2023. Not energy efficient - higher running costs Property Measurer Produced for Charters Estate Agents Limited. REF: 1043748

Approximate Area = 1169 sq ft / 108.6 sq m

EU Directive 2002/91/EC

England, Scotland & Wales

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 Boumemouth 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

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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