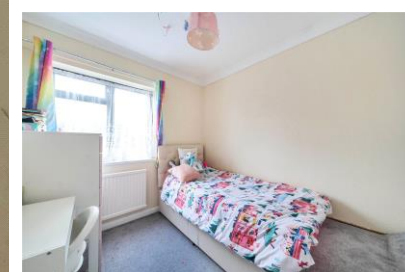




Nursery Gardens, Winchester, Hampshire, SO22 5DT



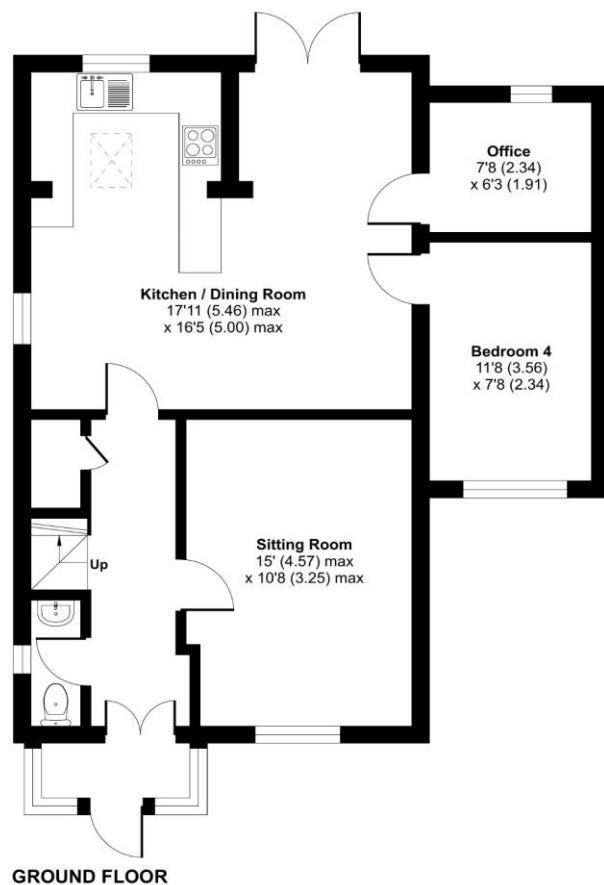
ACCOMMODATION

A charming detached family home situated in a sought-after residential location of Fulflood within walking distance to central Winchester. With four well-proportioned bedrooms, this property offers spacious and comfortable living accommodation for a growing family. Upon entering, you are greeted by a welcoming entrance hall, leading through to the spacious sitting room and the well-maintained open plan kitchen/dining room, providing ample storage and workspace, with French doors opening out onto the rear patio terrace. A home office, convenient downstairs cloakroom and a good-sized bedroom completes the ground floor accommodation. Upstairs on the first floor are three further bedrooms, all with fitted/built in wardrobe space and all served by the modern family bathroom. Externally, the property boasts a lovely rear garden, perfect for outdoor entertaining and relaxation. Additionally, off-street parking is available, ensuring convenience for homeowners and guests alike.

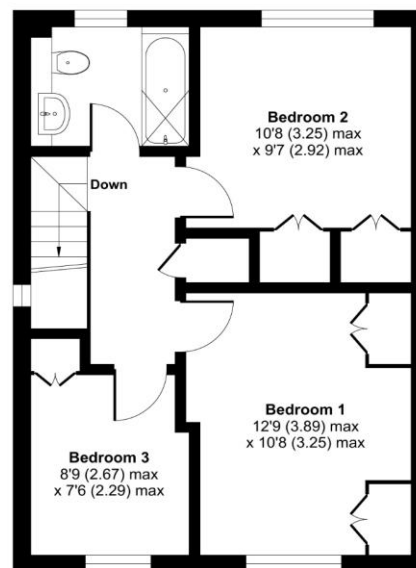


Approximate Area = 1223 sq ft / 113.6 sq m

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2024. Produced for Charters Estate Agents Limited. REF: 1065025



SITUATION

Steeped in history, Winchester is England's ancient capital city and former seat of King Alfred the Great. This bustling city seamlessly combines grand old architecture with 21st Century art, sculpture and world-class attractions which includes the magnificent Cathedral. With award-winning pubs and restaurants and a plethora of boutique shops and café bars, there is so much to enjoy in this city. There is a cultural programme throughout the year which includes top literary festivals, exhibitions and theatre productions. Winchester boasts some of the best schools in the county and is home to Winchester University and Winchester College - the oldest public school in the United Kingdom. All this is within easy reach of London, a choice of international airports and the beaches of the south coast as well as the natural beauty of the New Forest and the rolling countryside of the South Downs National Park. And of course, if you love golf, one of the best courses in the county is on your doorstep.



SPECIFICATION

- Well-maintained family home
- Sought-after residential location
- Open plan kitchen/dining room
- Separate sitting room
- Home office
- Four well-proportioned bedrooms
- Modern family bathroom
- Good-sized rear garden
- Driveway parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: E

GUIDE PRICE

Offers in excess of £600,000

TENURE

Freehold