

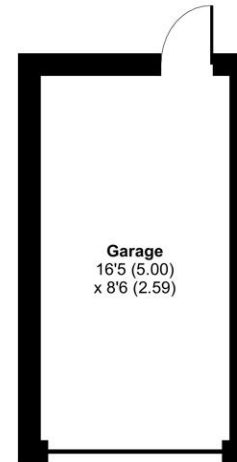
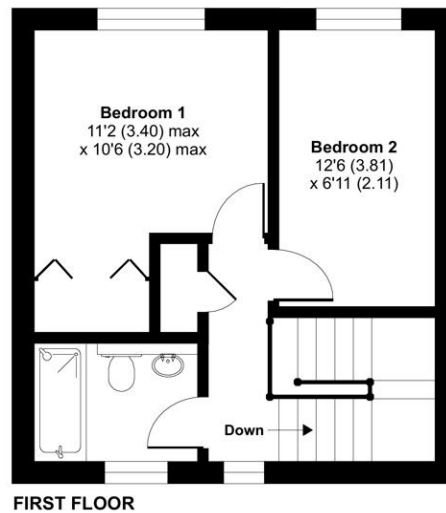
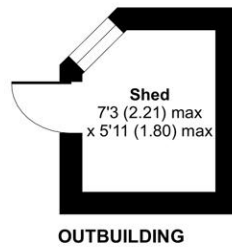
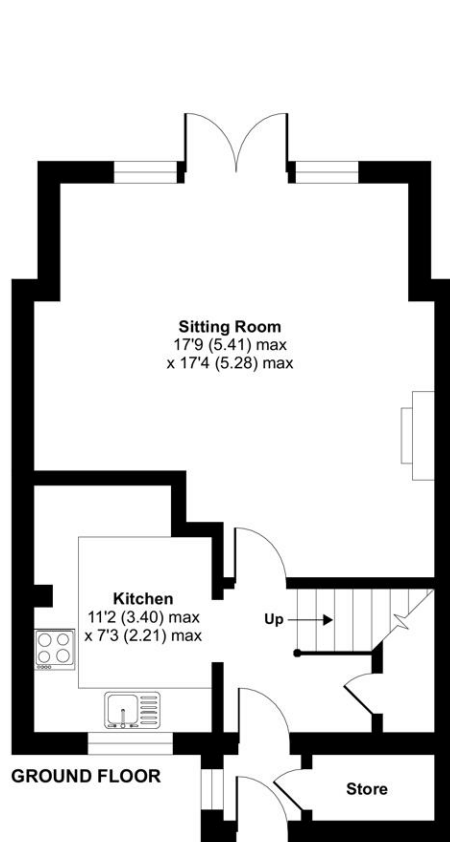
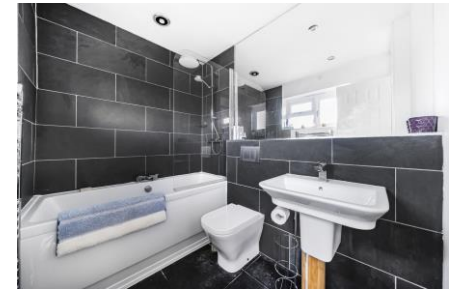




ACCOMMODATION

Charming, extended two-bedroom house nestled in a convenient position within the popular Badger Farm. This well-maintained home features a spacious interior displaying an open-plan layout on the ground floor, with a spacious sitting/ dining room providing an ideal space for comfortable living and entertaining. Floor to ceiling windows to the rear of this space flood the room with natural light. The house boasts a well-appointed kitchen to the front with a range of wall and base units with ample counter space. The first floor comprises two comfortable bedrooms with the modern family bathroom servicing both bedrooms. Externally there is a fully enclosed rear garden complete with a patio terrace ideal for outdoor gatherings or enjoying your morning coffee. There is also a single garage accessed via the rear garden providing secure parking or excellent storage.

Approximate Area = 823 sq ft / 76.4 sq m
 Garage = 140 sq ft / 13 sq m
 Outbuilding = 42 sq ft / 3.9 sq m
 Total = 1005 sq ft / 93.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(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). © ncthecom 2024. Produced for Charters Estate Agents Limited. REF: 1101965



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

- Extended house
- Two double bedrooms
- Enclosed garden
- Single garage
- No chain
- Popular location

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

GUIDE PRICE

Asking Price £375,000

TENURE

Freehold