

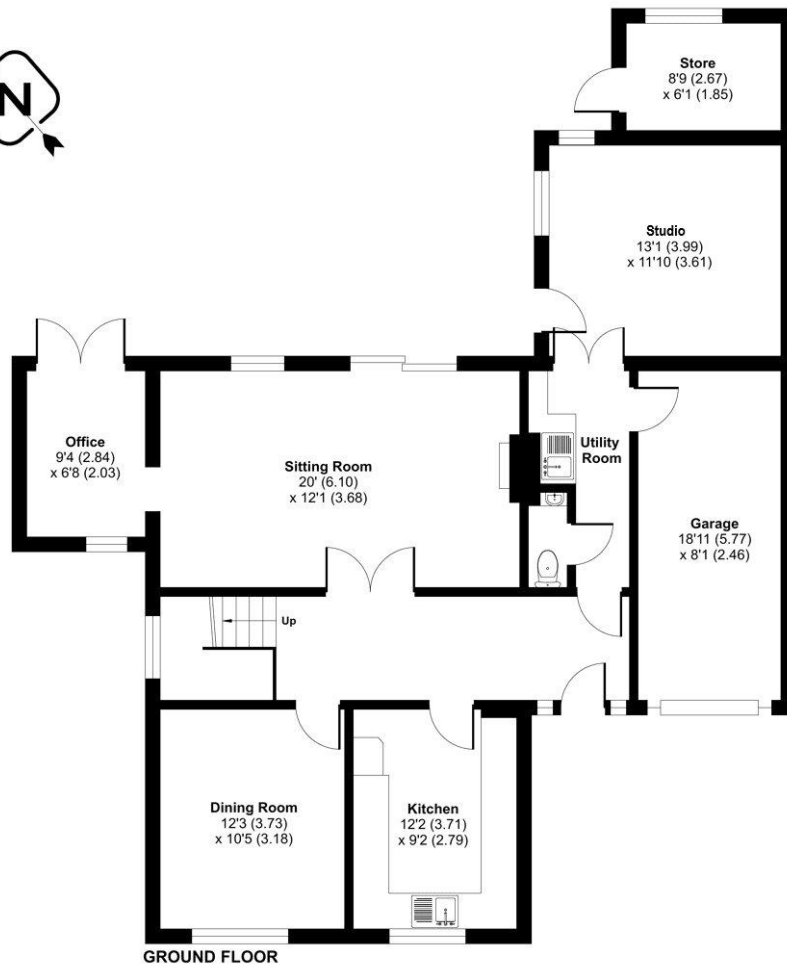




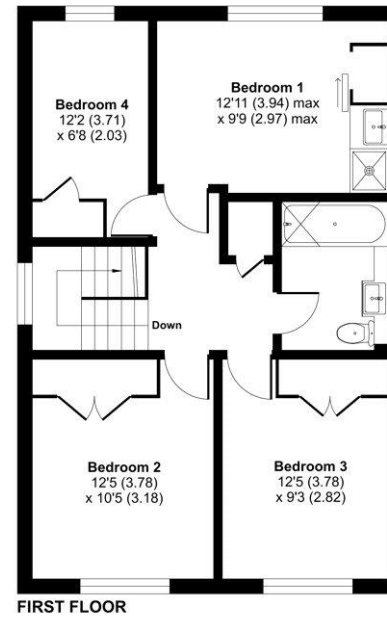


## ACCOMMODATION

This truly remarkable home, boasting over 1500 sq ft of luxurious living space, has been meticulously refurbished to an exceptional standard by its current owner. Nestled in a desirable cul-de-sac in Harestock, the ground floor welcomes you with a spacious hallway leading to multiple reception rooms, offering versatility for family living. The stunning modern kitchen, adorned with integrated appliances and elegant quartz worktops, provides ample workspace, while the separate dining room creates a perfect setting for hosting gatherings. The impressive sitting room, with its large sliding doors, seamlessly connects to the recently landscaped garden, offering an inviting outdoor retreat. Additionally, a separate office/studio provides flexibility and direct access to the outside space. To the rear of the property there is a generous further reception room, with the potential to be used as a fifth bedroom, a playroom or a home gym as required. Completing the ground floor is a utility room, and convenient cloakroom, along with internal access to the garage, offering ample storage. Upstairs, four double bedrooms await, alongside a modern family bathroom. The principal bedroom also benefits from a useful extra shower and hand basin. Outside, off-street parking for multiple cars adds to the convenience of this exceptional property.



Approximate Area = 1598 sq ft / 148.4 sq m  
 Garage = 148 sq ft / 13.7 sq m  
 Outbuilding = 52 sq ft / 4.8 sq m  
 Total = 1798 sq ft / 166.9 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	66
(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). ©nitchcom 2024. Produced for Charters Estate Agents Limited. REF: 1090480



## SITUATION

The property is situated in the locality of Harestock, to the west of the City Centre of Winchester. There is a selection of local amenities in Harestock including Tesco express and other specialist retail outlets. Also there are a number of renowned public houses and boutique bars/restaurants within a short distance in the City centre (1.5 miles). Winchester railway station (0.5 miles) provides superb links to London (1 hour) and Southampton (20 mins).





**SPECIFICATION**

- Beautifully presented throughout
- Four bedrooms
- Dining room
- Large sitting room
- Landscaped garden
- Garage and off-street parking

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band E

**GUIDE PRICE**

Guide Price £700,000

**TENURE**

Freehold