



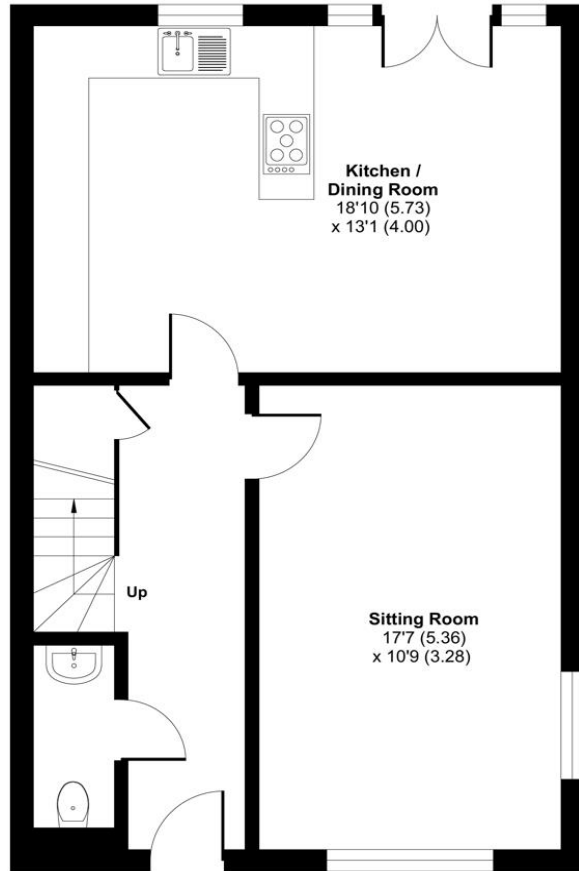


ACCOMMODATION

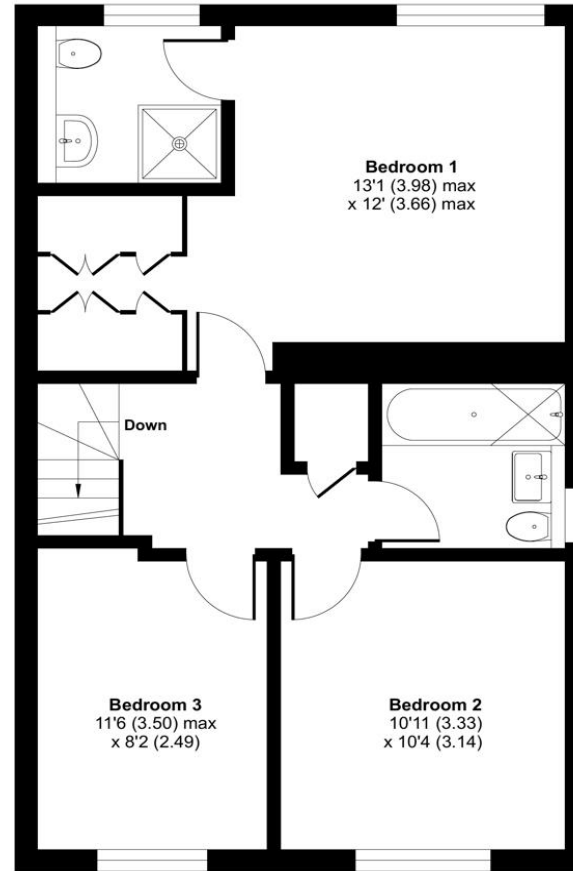
This impeccably presented property is located in the sought-after Kings Barton development with an enviable position of overlooking the countryside whilst being close to Winchester city, boasting a traditional layout that blends functionality with elegance. The interior features a wonderful and spacious kitchen situated at the rear of the house, providing ample room for both dining and casual seating arrangements, complemented by direct access to the delightful garden. To the front lies a tastefully designed living room, flooded with natural light from the large window. A convenient cloakroom is situated off the welcoming entrance hall, rounding off the ground floor accommodation. Upstairs, the principal bedroom stands out with its generous proportions, featuring a walk-in wardrobe and en-suite shower room, while the second and third bedrooms offer comfortable dimensions and share access to a stylishly appointed family bathroom. Outside, the property offers driveway parking for two cars along with a single garage, while the meticulously landscaped rear garden provides an idyllic setting for relaxation and outdoor entertaining, enjoying the warmth of the afternoon and evening sun.

Approximate Area = 1174 sq ft / 109 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		96
(81-91)	B	87	
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1091761



SITUATION

The property is set on the northwestern outskirts of Winchester and conveniently positioned for access to the railway station and city centre as well as providing easy access to the M3, A33 and A34. There is a range of shops, fine restaurants and contemporary bars in Winchester plus the famous Cathedral and beautiful Water Meadows. There is a network of footpaths and bridleways for walking and riding in the surrounding countryside.



SPECIFICATION

- Three-bedroom semi-detached home
- Off-street parking
- Single garage
- Large eat-in kitchen
- En-suite to the principal bedroom
- Countryside views from the lounge and bedroom two

- Attractive rear garden

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: E

PRICE

Offers Over £575,000

TENURE

Freehold

AGENTS NOTE

Estate Management Charge: £99.84 twice yearly
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.