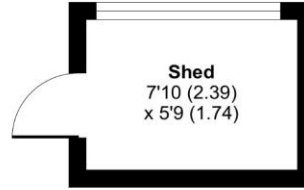
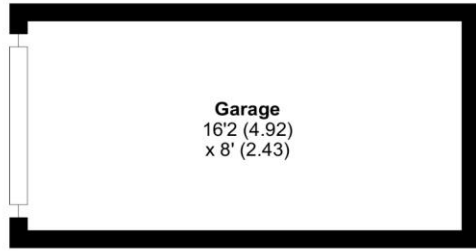






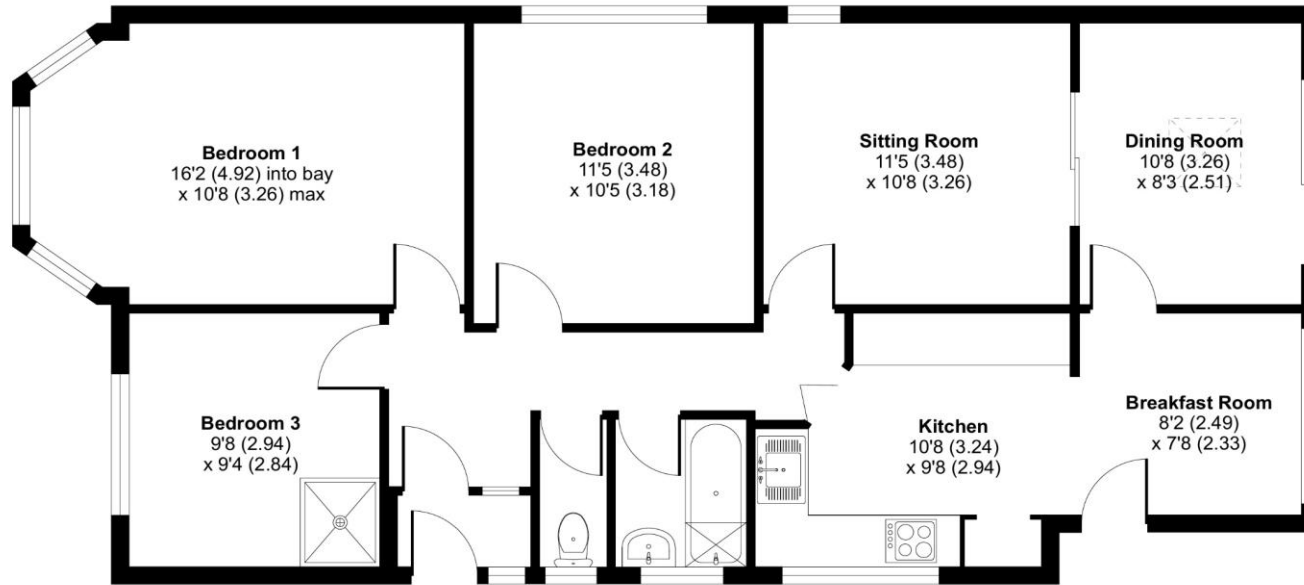
ACCOMMODATION

A splendid opportunity to purchase a detached bungalow with immense potential to extend and modernise the current accommodation, subject to the usual planning consents, and which is offered for sale with no forward chain. The bungalow is ideally situated on the edge of the city centre in a sought-after, quiet residential road, just a short drive or a feasible walk from the High Street and the mainline railway station (London Waterloo in under an hour). The property currently features three bedrooms, two reception rooms, a bathroom, a kitchen/breakfast room, and a separate W.C. Externally, the generous rear garden offers privacy, with a variety of mature shrubs, borders, and a lawned area. The front garden is laid to lawn, complemented by ample driveway parking and access to the single garage.



OUTBUILDING

Approximate Area = 910 sq ft / 84.5 sq m
 Garage = 129 sq ft / 12 sq m
 Outbuilding = 45 sq ft / 4.1 sq m
 Total = 1084 sq ft / 100.7 sq m
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Charters Estate Agents Limited. REF: 1256541



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

SITUATION

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

- Detached bungalow in Kings School catchment
- No forward chain
- Convenient location with easy access to the city centre and mainline railway station
- Three bedrooms
- Two reception rooms
- Private rear garden
- Single garage
- Ample driveway parking

LOCAL AUTHORITY

Winchester City Council

Council Tax Band E

GUIDE PRICE £500,000

TENURE

Freehold