

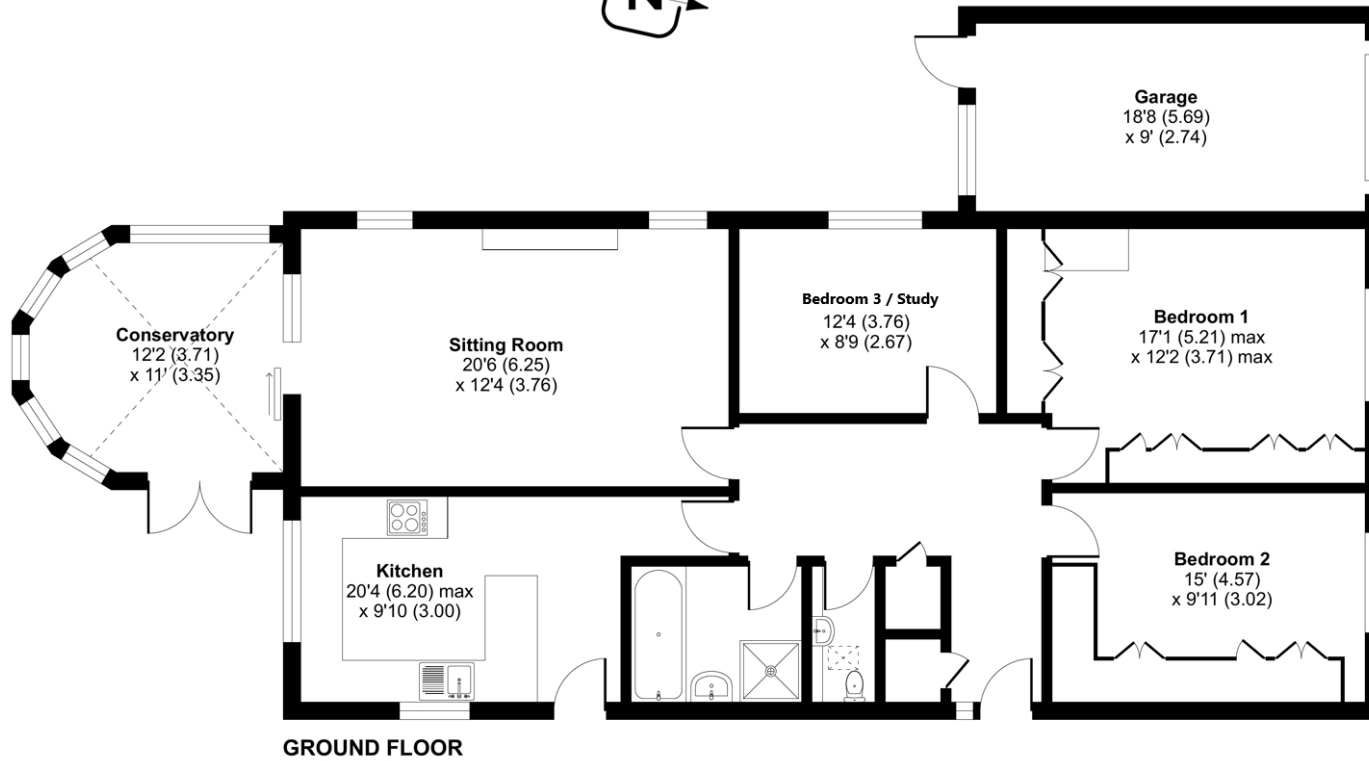




## ACCOMMODATION

Set in a sought-after cul-de-sac in the desirable village of South Wonston, this impressive and spacious bungalow offers over 1,200 sq ft. of versatile living space. The property is set on a generous plot, boasting a larger-than-average garden that perfectly complements the charm of this home. The welcoming hallway provides an inviting introduction, leading to the well-designed layout. The bungalow features three double bedrooms, with the principal and second bedrooms benefiting from built-in storage, providing a blend of comfort and practicality. The good-sized kitchen, complete with a breakfast bar, is ideal for casual dining and everyday functionality. The living room offers a warm and relaxing environment, with double doors seamlessly opening into a bright and airy conservatory, perfect for enjoying the garden views throughout the year. The outside space is a standout feature, with beautifully maintained lawns, attractive borders, and ample room for entertaining or peaceful relaxation. Subject to the relevant planning consents, there is potential to extend the property up into the vast loft space. To the front, the property benefits from tandem parking and a garage, ensuring convenience and additional storage options. Offered to the market with no onward chain, this bungalow presents a fantastic opportunity for buyers seeking a wonderful home. Located in South Wonston, the property enjoys proximity to local amenities, schools, and countryside walks, with excellent connectivity to Winchester and beyond.

Approximate Area = 1286 sq ft / 119.4 sq m  
 Garage = 168 sq ft / 15.6 sq m  
 Total = 1454 sq ft / 135 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         | 82        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 65                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1219645

## SITUATION

This property is set within the village of South Wonston, which lies on the outskirts of the city of Winchester, approximately five miles north. South Wonston offers a village shop, post office, recreation ground and a school. The historic city of Winchester has many famous attractions and amenities. There is a network of footpaths and bridleways for walking and riding in the surrounding countryside.



### **SPECIFICATION**

- Link-detached bungalow
- Three bedrooms
- Large entrance hallway
- Larger than usual garden
- Garage and off-street parking
- Over 1200 sq ft
- No onward chain

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band E

**ASKING PRICE £599,950**

### **TENURE**

**FREEHOLD**

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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