



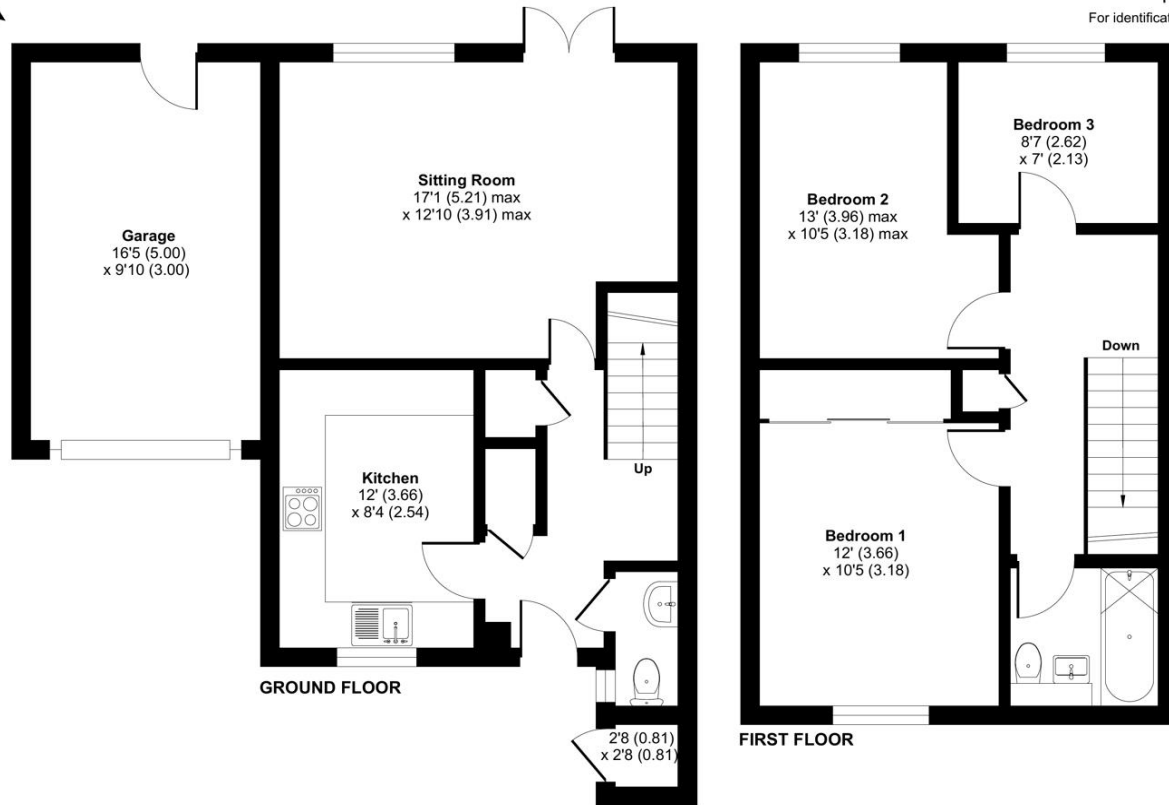


## ACCOMMODATION

Nestled in a quiet cul-de-sac within the popular residential location of Badger Farm Winchester, this well-appointed accommodation has a light feel throughout which is complemented by a neutral decoration. The property is entered via an outer covered porch with useful store cupboard. From here the front door leads through to the welcoming entrance hall giving access to the modern fitted kitchen. There are ample wall and base units with plenty of space for appliances as well as an integrated oven, induction hob and extractor. To the rear, the open plan sitting/dining room is a large, bright and welcoming space with French doors opening out onto the rear garden. A downstairs WC completes the accommodation on this floor. Stairs rise to the first floor where there are two double bedrooms, a single bedroom and a smart, fully-tiled, family bathroom with shower over the bath. The principal bedroom at the front of the property has double built-in wardrobes. The low-maintenance rear garden is laid mainly to lawn with a paved patio area ideal for al-fresco dining. There is also a stepped landscaped area to the rear where there is currently a greenhouse. The house has the benefit of a garage which can also be accessed from the rear garden and off-street parking in front of the garage for two cars.



Approximate Area = 918 sq ft / 85.2 sq m  
Garage = 161 sq ft / 14.9 sq m  
Outbuilding = 7 sq ft / 0.6 sq m  
Total = 1086 sq ft / 100.7 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(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 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Charters Estate Agents Limited. REF: 1234888



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

## SITUATION

Located in the suburb of Badger Farm, south of Winchester city and within excellent access of motorway links. The historic city of Winchester has many famous attractions and amenities. The winding streets offer hidden bookshops, boutiques, restaurants, contemporary bars and the renowned Theatre Royal. There is a network of footpaths and bridleways for walking and riding in the surrounding countryside.



### **SPECIFICATION**

- Driveway parking for two cars and a single garage
- Private corner position
- Three bedrooms
- Large enclosed garden
- Extension potential STPP

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band D

**ASKING PRICE £535,000**

### **TENURE**

Freehold