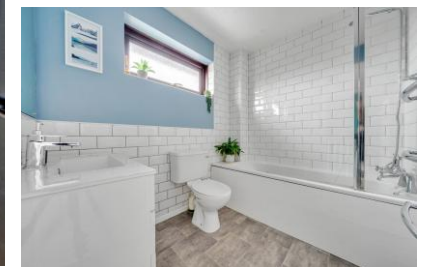




Swift Close, Winchester, Hampshire, SO22 4QG

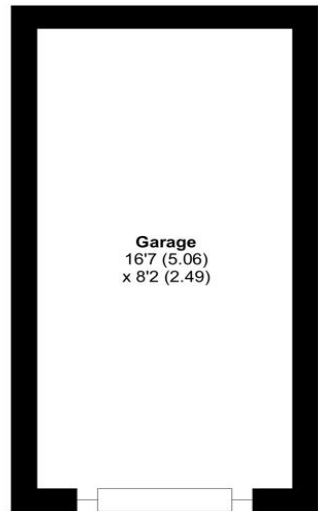


ACCOMMODATION

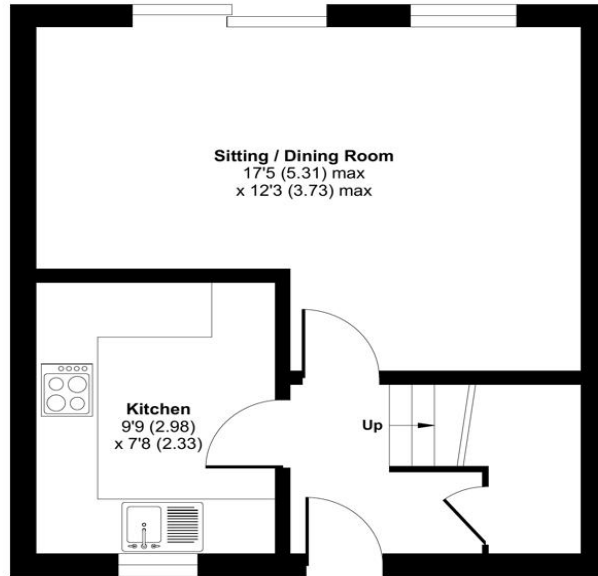
This charming two-bedroom terraced home, located in the desirable area of Badger Farm, offers an exceptional level of tranquillity in a prime setting. Upon entering, you are welcomed by a hallway with built-in storage. The modern kitchen, featuring integrated units, is bright and airy, benefiting from an abundance of natural light. Beyond the kitchen lies the spacious lounge-dining area, thoughtfully designed to create a welcoming atmosphere for both relaxing and entertaining. This versatile space also provides access to the rear garden. Upstairs, the two generously sized bedrooms await, with the master bedroom offering ample fitted storage. The family bathroom is well-presented and functional. Upstairs, the two generously sized bedrooms await, with the master bedroom offering ample fitted storage. The family bathroom is well-presented and functional. Additionally, there is an airing cupboard, providing valuable storage. Throughout the home, the rooms are bright, well-proportioned, and beautifully presented. Throughout the home, the rooms are bright, well-proportioned, and beautifully presented. Externally, the home boasts a thoughtfully landscaped rear garden, divided into two tiers, offering a wonderful space for outdoor entertaining. The property also benefits from a garage in within a block. Badger Farm offers a range of local amenities, including shops, supermarkets, schools, and convenient motorway links.



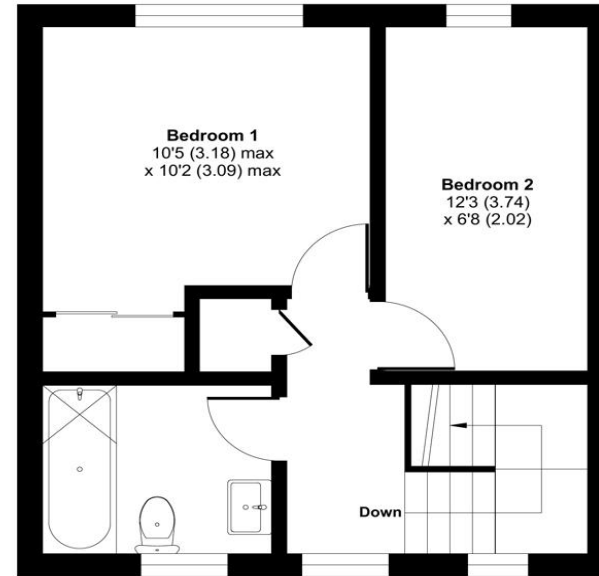
Approximate Area = 662 sq ft / 61.5 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 798 sq ft / 74.1 sq m
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Charters Estate Agents Limited. REF: 1247683



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	74	
(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	



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

SITUATION

Badger Farm is a leafy suburb on the south eastern outskirts of Winchester, approximately 1 mile from the city centre and railway station and with easy access to the M13, A34 and M27. The area has a large superstore and a frequent bus service to the splendid and historical cathedral city which 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

- Garage in block
- Stunning views of Sr Catherines Hill
- Popular school catchment
- Two bedrooms
- Cul-de-sac location
- Excellent finish internally

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

OFFERS IN EXCESS OF £340,000

TENURE

Freehold