



Battery Hill, Winchester, Hampshire, SO22 4BH

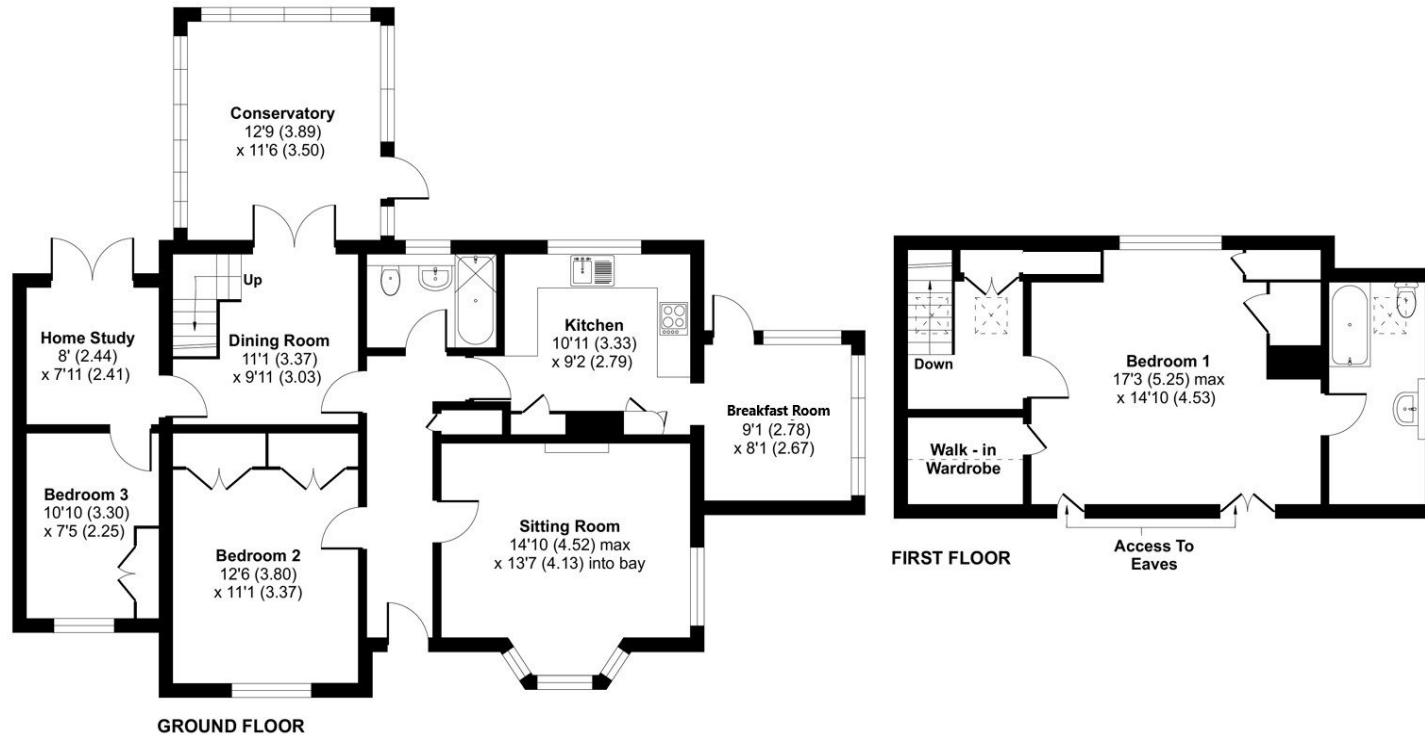


ACCOMMODATION

This exceptional detached bungalow is presented in immaculate condition and is conveniently located within walking distance of the historic city centre of Winchester. The city boasts an array of shops, amenities, the renowned cathedral, and a train station with direct services to London, offering excellent commuting opportunities. As you enter the property, you are greeted by a bright and spacious hallway, which provides access to all the principal rooms. The living room, positioned at the front of the property, features a large bay window and a contemporary fireplace, creating a warm and inviting atmosphere. The kitchen has been beautifully upgraded with modern high-gloss white wall and base units by Wickes, providing ample worktop space. It also accommodates appliances with ease. Adjacent to the kitchen is a charming breakfast room, which provides direct access to the garden. There is also a separate study, which boasts double doors opening into a private courtyard. The dining room, with access into the conservatory, overlooks the tranquil rear garden. The generously sized master bedroom is located on the first floor and offers abundant storage space, as well as the luxury of an en-suite bathroom. Bedrooms two and three, situated on the ground floor, are also of a generous size, making this bungalow ideal for family living. The family bathroom features a shower over the bath, WC, and hand basin. Externally, the current owner has enhanced the front garden to provide off-road parking for multiple vehicles. The well-maintained rear garden offers both patio areas and a well-kept lawn, creating an ideal space for entertaining or enjoying outdoor relaxation on sunny days.



Approximate Area = 1570 sq ft / 145.8 sq m
Limited Use Area(s) = 18 sq ft / 1.6 sq m
Total = 1588 sq ft / 147.5 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	85
(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	



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). © nchecom 2025. Produced for Charters Estate Agents Limited. REF: 1269039

SITUATION

This property is set on the outskirts of Winchester city, within walking distance to the town centre and the mainline train station. 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

- Stunning garden
- Large driveway
- Detached property
- Excellent bus links to town
- No chain can be offered
- Flexible accommodation

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

ASKING PRICE £650,000

TENURE

Freehold