



Oliver's Battery Gardens, Winchester, SO22 4HF

Winkworth



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Attractive and Well-Presented Detached House in Peaceful Cul-de-Sac

An attractive and very well-presented detached family house tucked away in a quiet cul-de-sac, very well placed for the local primary school and for Kings' secondary school. Built in the 1990s, the property offers generously proportioned accommodation with a pleasing balance between reception space and number of bedrooms - perfect for modern family life.

The property is entered via a covered porch into the welcoming, central entrance hall which gives access to all the downstairs accommodation. The sizeable sitting room has an attractive feature fireplace and rear sliding doors opening onto the patio. The contemporary fitted kitchen has ample base and eye-level units providing a good amount of storage and a bar-style seating area. Integrated appliances including double oven, 5-ring gas hob, fridge and dishwasher. The kitchen is open plan to the dining room at the rear of the house which has plenty of space for a table and chairs and double doors to the garden. A door from the kitchen leads to the useful utility room with space and plumbing for a washing machine/ tumble dryer and a side door providing access to both the front and rear gardens. A comfortable, triple aspect family room to the rear gives additional reception space or could equally be used as a study. A handy downstairs WC complete the accommodation on this level.

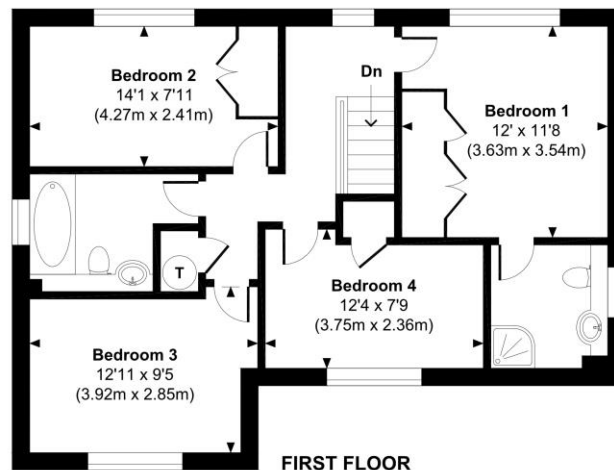
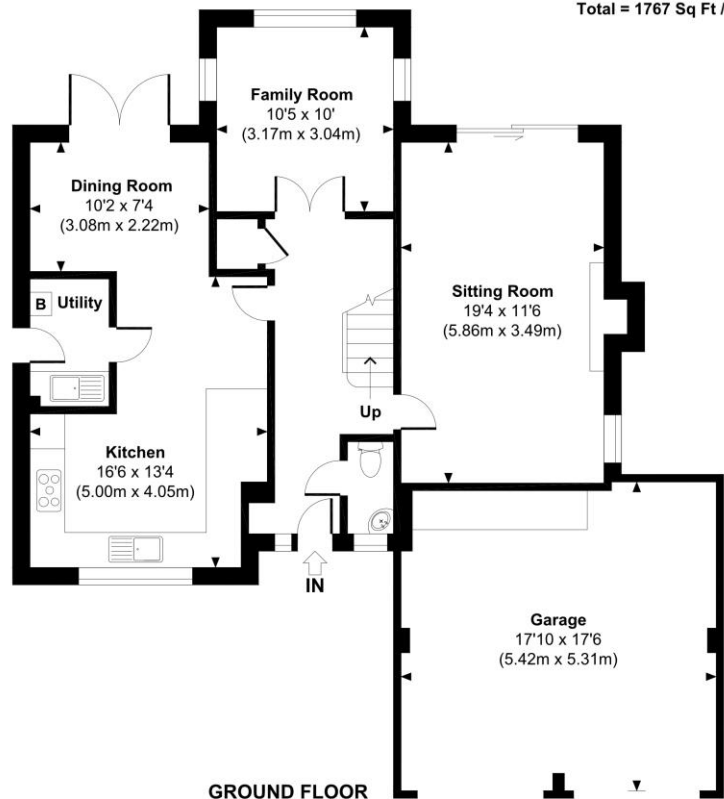
Stairs rise to the first floor where the central landing gives access to four good-sized bedrooms. The generous principal bedroom lies to the rear with views over the garden, a spacious en-suite shower room and fitted wardrobes. Three further bedrooms, two with integrated storage, are served by the modern family bathroom.

To the front of the property the pretty garden is mainly laid to lawn and lies alongside the driveway which provides ample parking in front of the double garage. There is side access to the lovely south-facing rear garden which has a paved patio area directly behind the house which steps down to a lower lawned garden bordered by mature shrubs. A shed provides useful storage.



Oliver's Battery Gardens

Approximate Gross Internal Area
Main House = 1463 Sq Ft / 135.94 Sq M
Garage = 304 Sq Ft / 28.24 Sq M
Total = 1767 Sq Ft / 164.18 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

2A Oliver's Battery Gardens, Winchester, SO22 4HF

Directions

From our offices turn left into High Street and bear left towards Upper High Street. At the roundabout carry straight on into Romsey Road and continue past the hospital to the next roundabout. Carry straight on over the roundabout and proceed across two sets of traffic lights. Turn left at the roundabout onto Badger Farm Road, and then turn second right into Oliver's Battery Road South. Take the second left into Compton Way, then left into Oliver's Battery Gardens. The property can be found on the right.

Location

Oliver's Battery Gardens is located in popular Oliver's Battery which has its own thriving community including a parade of shops and a primary school. Oliver's Battery is superbly positioned for easy access to the mainline railway station with links to London Waterloo in around 55 minutes. Winchester City centre is approximately 2.3 miles away with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. Access to the M3 is particularly good, leading northbound to London (via M3) and south along the coast (via the M27). The property is situated in the catchment for the highly regarded Kings' Secondary School.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council, Council tax band: F

EPC rating: D

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

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