



Compton Way, Winchester, Hampshire, SO22 4HS



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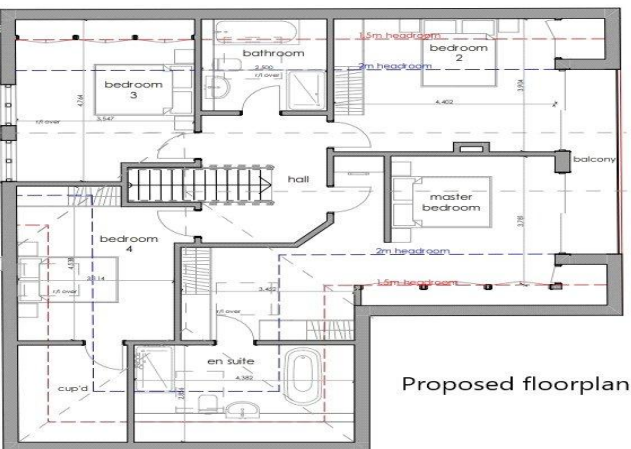
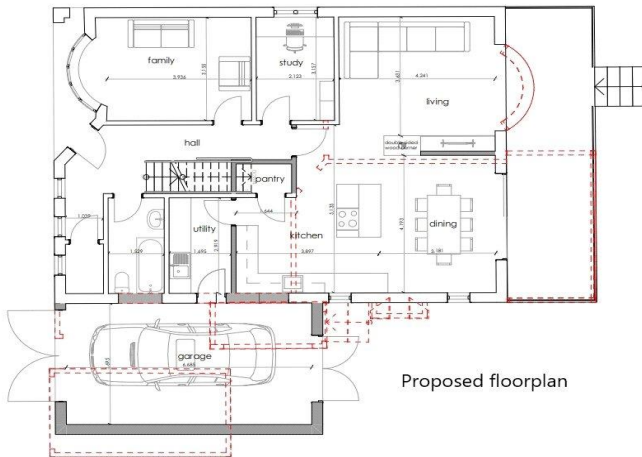
Beautifully presented, detached bungalow set on a generous plot



This lovely, detached bungalow occupies an excellent plot of approximately 0.3 of an acre and is situated in the popular residential location of Oliver's Battery with beautiful far reaching views over the city and cathedral. Planning permission has been obtained by renowned local architect T2 Architects to extend the property to become a wonderful modern detached house. Search on Winchester planning portal using reference number 21/02208/HOU.

The welcoming, generously proportioned hall gives access to all of the accommodation and displays a beautiful parquet floor which leads on through to both the kitchen and sitting room. The arrangement of the accommodation is pleasing and practical, with all three bedrooms situated together towards the front of the bungalow. Bedroom one is a generous size with a lovely bay window, with bedroom three adjacent and bedroom two opposite. A useful utility room is positioned to the side of the property and can be accessed via the patio door in the kitchen. There is a smart family bathroom with bath and shower over located off the hallway and also a separate WC. The modern, beautifully finished, open plan kitchen and dining room is located at the rear of the property, complete with a convenient breakfast bar and integrated appliances including oven, induction hob, dishwasher and Quooker tap. A sliding door and a patio door provide access to the garden. Adjoining the kitchen is the inviting sitting room with the super parquet flooring throughout, a feature wood burner and sliding door out to the garden.

The bungalow is set back from the road beyond a good-sized front garden with carriage driveway and garage to the side. To the rear of the bungalow, a raised patio area is located directly outside of the property with steps leading down to the large, mature garden which is mainly laid to lawn and dotted with numerous shrubs and trees which includes a mini orchard of nine fruit trees. A further patio area is situated on the lawn to one side, perfect for sitting and relaxing in the summer months. A lovely summer house with adjoining store creates a fantastic area for entertaining.





Compton Way

Approximate Gross Internal Area

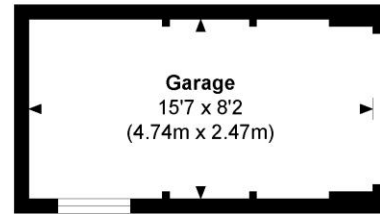
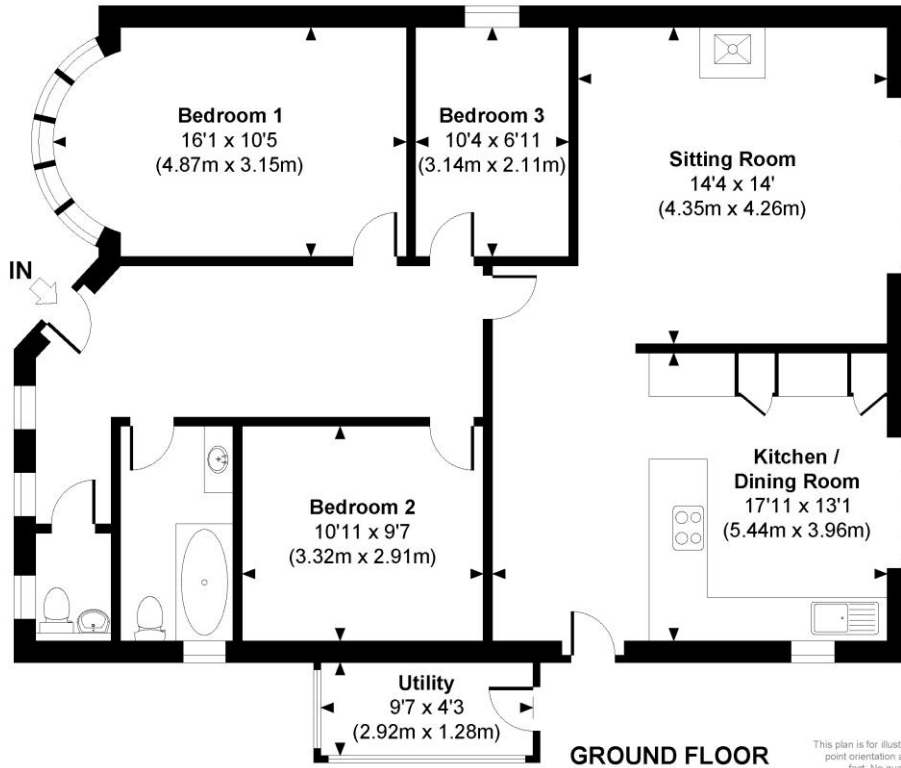
Main House = 1098 Sq Ft / 102.02 Sq M

Garage = 126 Sq Ft / 11.71 Sq M

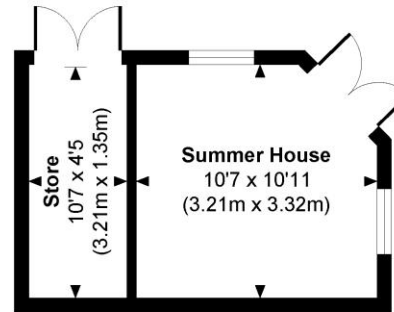
Summer House / Store = 159 Sq Ft / 14.76 Sq M

Total = 1383 Sq Ft / 128.49 Sq M

Outbuildings are not shown in correct orientation or location.



GARAGE



SUMMER HOUSE / STORE



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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.

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Directions

From Southgate Street turn left into the High Street and take the first exit at the roundabout along Romsey Road. Continue past the hospital straight over the first roundabout, then turn left at the next roundabout onto Badger Farm Road. Take the second right into Oliver's Battery Road South and the second left into Compton Way. The property can be found on the left hand-side.

Location

Oliver's Battery is ideally located to provide access to the City of Winchester, with its railway station (links to London Waterloo in approximately 55 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the City's historic cathedral. There are local shops available just around the corner and Sainsbury's supermarket is also within close proximity. There are frequent bus services with bus stops nearby and good local schools within walking distance. The M3 motorway is easily accessible from this location.

COUNCIL TAX: Band E, Winchester City Council.

SERVICES: Mains Gas, Electricity & Water. Private Drainage. Section 106 approval granted for connection to mains drainage directly outside the property.

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach March 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: D

PARKING: Off street parking on driveway.

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

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