



Compton Close, Winchester





Compton Close, Olivers Battery, Winchester

The property has been extended and finished to an exceptional standard, offering high specification fixtures and fittings such as underfloor heating on the ground level, air conditioning in the kitchen, smart home technology hardwire networking and fully integrated ceiling speakers in all the principal rooms. The ground floor centres around an impressive kitchen/dining/family room that has a large central island and bi-fold doors that lead onto a wrap-around elevated terrace at the rear of the house. The spacious sitting room has a bespoke woodburning fireplace and bi-fold doors that lead onto the terrace. Two double bedrooms, a smart shower room and utility room are also located on the ground floor. These rooms could be used alternatively as a study and family room. The first floor comprises three double bedrooms with fitted wardrobes, bespoke shutters and each with its own unique en suite.

To the front of the house is a brick-block paved drive with parking for three cars plus a carport and garage. The rear garden has been landscaped with a large lawn bordered by shrubs and pleated beech trees providing privacy. LED lights have been installed throughout the garden and are operated via internal power switches. The outdoor space has been enhanced by the durable polyurethane terrace that overlooks the garden. It is accessed from both the sitting room and kitchen. The garden office has electricity and heating, indoor/outdoor lighting, and is IT networked with a phone line. There is room within the office to have a gym.



4



4



2

EPC

B









Location

Oliver's Battery is ideally located for access to Winchester, with its railway station (links to London Waterloo in approximately 58 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 a large supermarket is also within close proximity. There are frequent bus services with bus stops nearby and good local schools within walking distance. Catchment schools are Oliver's Battery Primary School, John Keble CE Primary School and King's School (secondary). Independent schools include Prince's Mead, Twyford, The Pilgrim's School, St. Swithun's for girls and Winchester College for boys.



Local Authority:
Winchester City Council
Council Tax band: E

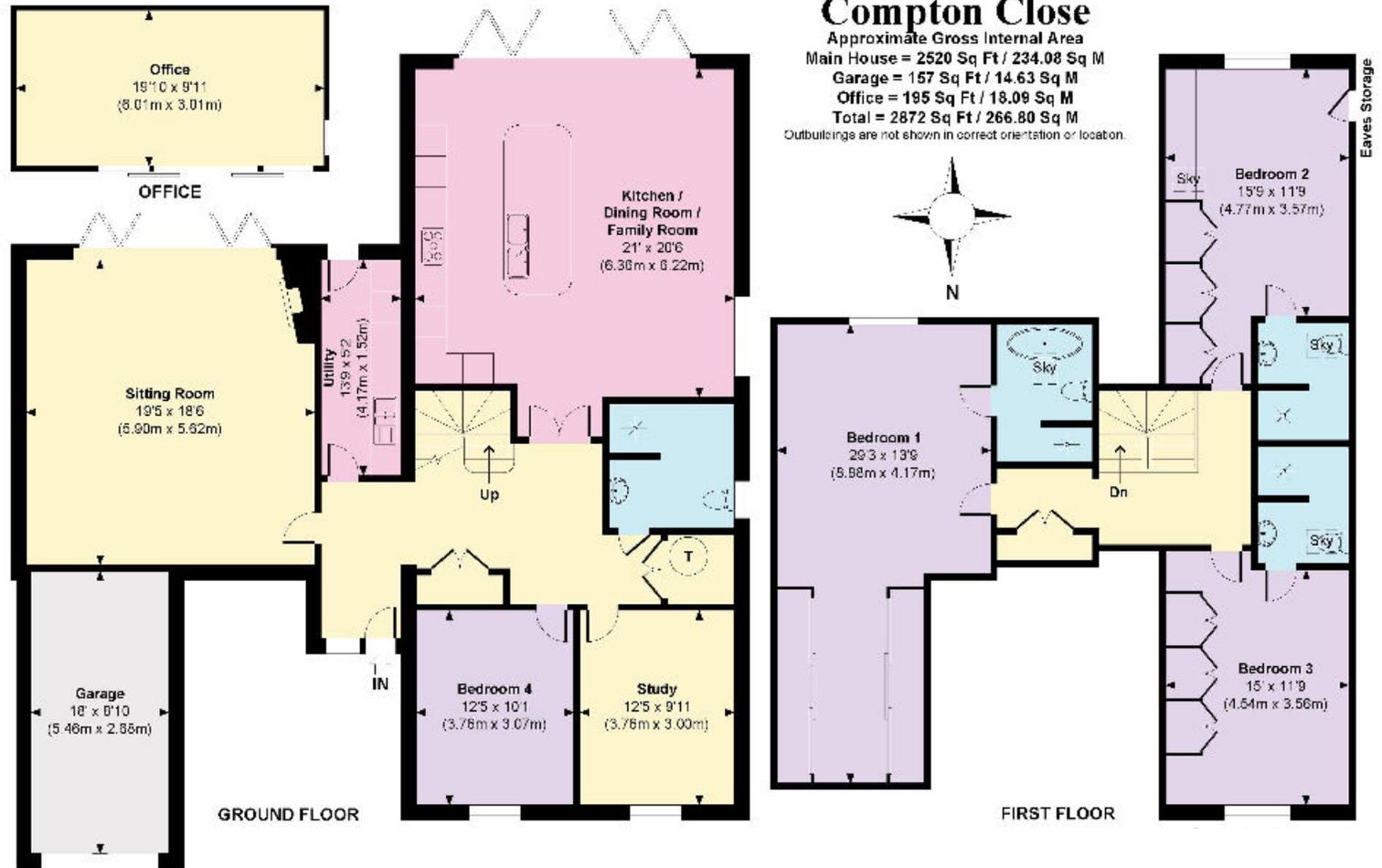
Guide price
£1,350,000

Tenure: available freehold

Location:
what3words.com/fitter.skipped.scaffold

Charging point:
Andersen EV electric car charger

NB: 3 years left of the NHBC warranty



Knight Frank
Winchester
14-15 Jewry Street
Winchester
SO23 8RZ
knightfrank.co.uk

I would be delighted to tell you more
Lottie Lambert
01962 677246
lottie.lambert@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2024. Photographs and videos dated September 2021 and February 2024.
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.