



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.



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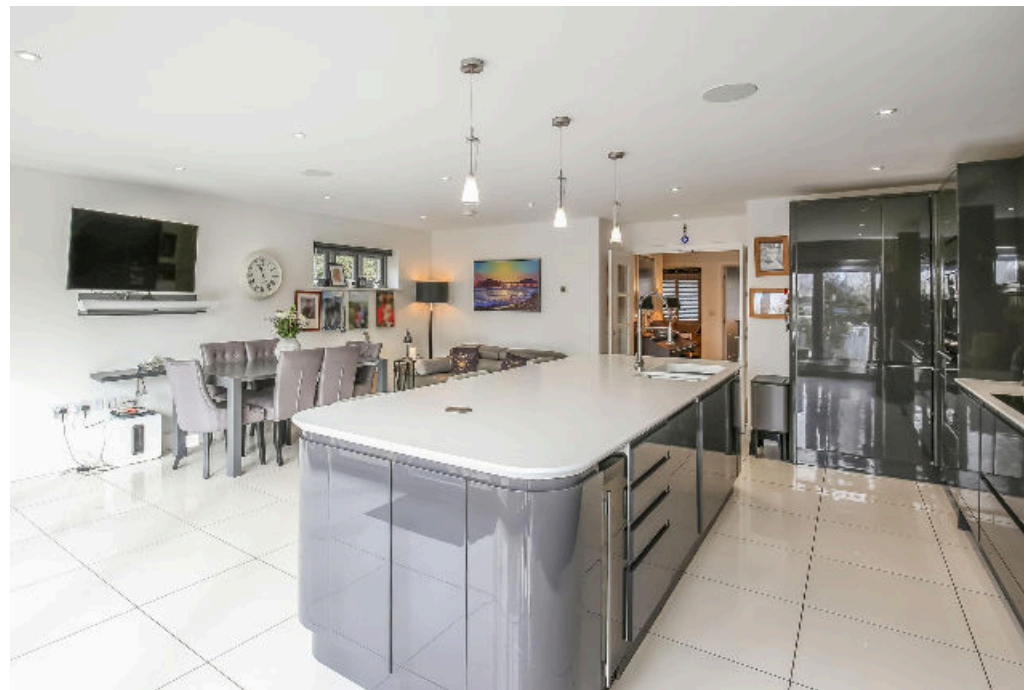


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Location

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

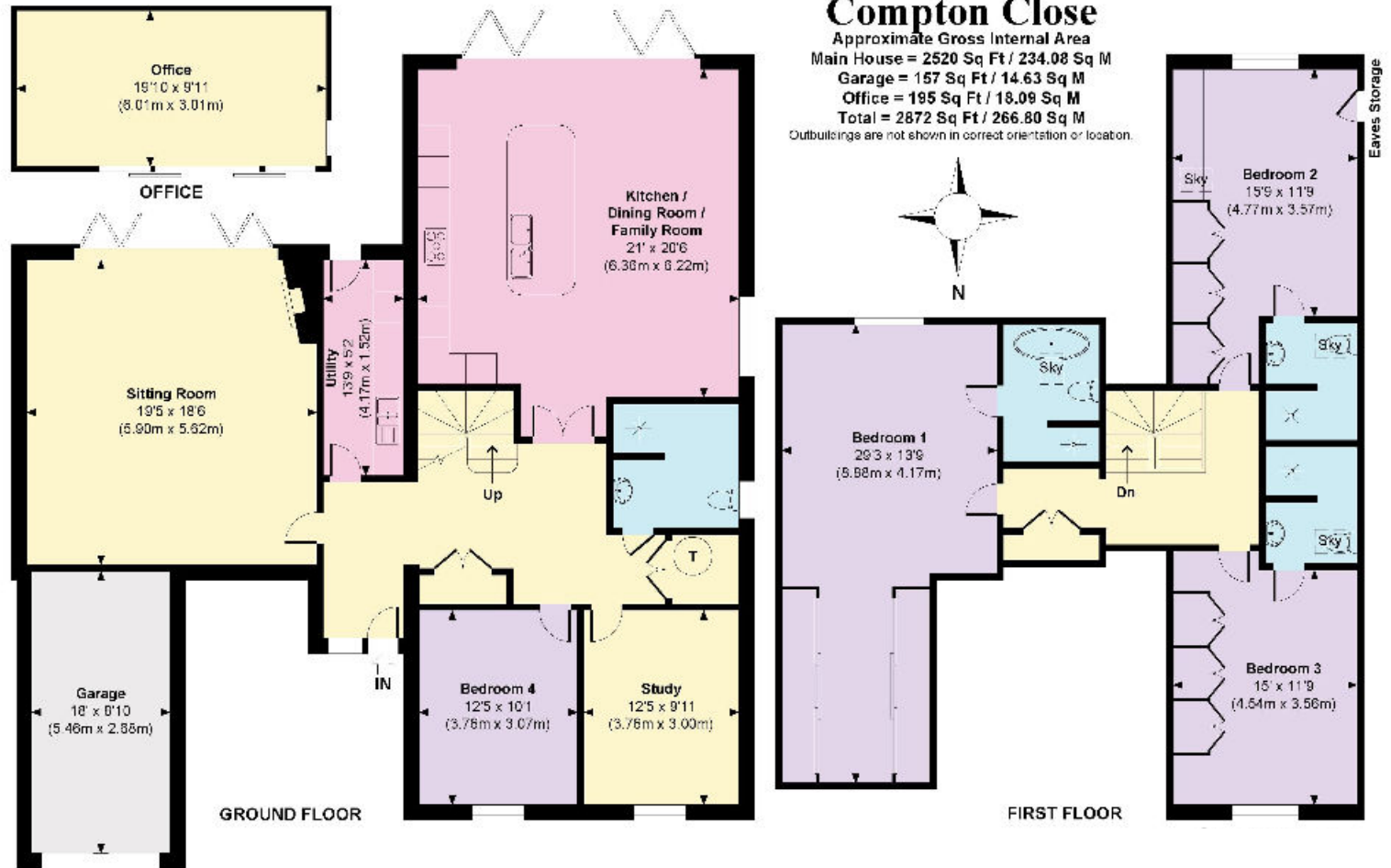
Guide price
£1,350,000

Tenure: available freehold

Location:
[what3words.com/fitter.skipped.scaffold](https://www.what3words.com/fitter.skipped.scaffold)

Charging point:
Andersen EV electric car charger

NB: 3 years left of the NHBC warranty



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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.
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