

3 Beech Close, Winchester SO22





A modern detached home with attractive views over countryside.



This well-presented home has plenty to offer a prospective buyer. The sitting room is bright and spacious with double doors that lead onto an attractive rear garden. A traditional kitchen, with solid wood work surfaces and a charming stable door, opens into a large dining room, which also has the benefit of double doors providing plenty of daylight and access to the rear garden.

To the front of the house is a convenient downstairs cloakroom and a further reception room which could be used as a study or family room.

The first floor comprises four generous bedrooms and a modern family bathroom. The main bedroom is fitted with wardrobes and has superb views over the rear garden and fields.



Outside

To the front of the property, a generous driveway provides ample off-road parking and access to the single garage that has an electric roller door.

To the rear of the property is the beautifully landscaped garden which overlooks fields. There is a central lawned area with well-stocked flower and shrub borders, a raised paved patio area and a traditional timber summerhouse.

Situation

Situated within this popular spot just to the south west of Winchester, Oliver's Battery offers excellent bus links into the City Centre, as well as great access onto the M3 and the nearby Park and Ride facility at Pitt. There are local shopping facilities on the road including a convenience store and excellent local butchers. Additionally, the property is only a short walk to the nearby golf course and countryside trails.

Schools

Catchment primary schools are Oliver's Battery Primary and John Keble Primary. St. Peter's Catholic School is also within a short distance. Kings' School is the catchment secondary school.



Services

All main services are connected.

Winchester City Council Tax: Band F (rate for 2021/22 £2,660.13pa).

Directions (SO22 4JY)

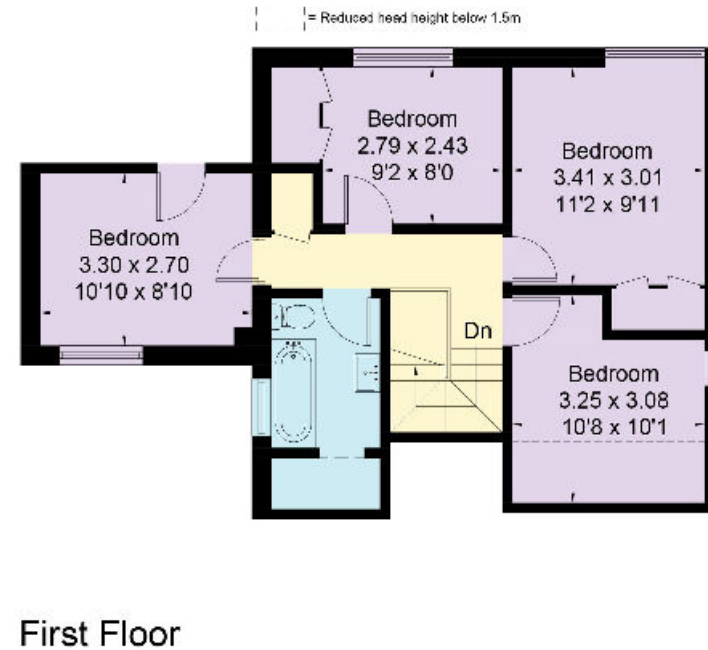
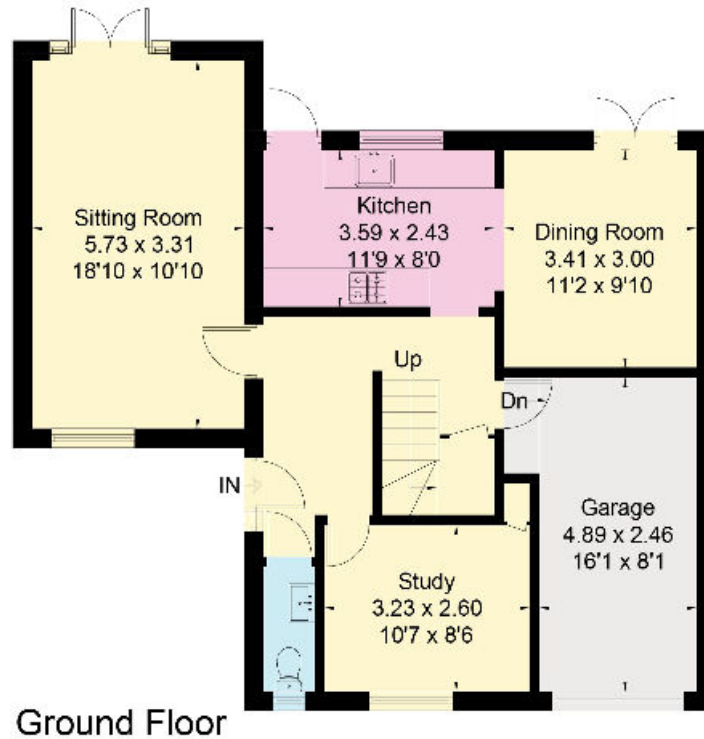
From our High Street office proceed up Romsey Road continuing straight over at the roundabout with Chilbolton Avenue. Pass through three sets of traffic lights to the next roundabout where you turn left onto Badger Farm Road. Turn right into Oliver's Battery Road South and follow the road round to the right into Old Kennels Lane. Proceed for some distance turning left into Broad View Lane becoming Pine Close, and right into Beech Close where the property can be found on the right-hand side.







Approximate Area = 131.5 sq m / 1415 sq ft (Including Garage)
Including Limited Use Area (4.2 sq m / 45 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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I would be delighted to tell you more.

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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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Particulars dated September 2021. Photographs and videos dated September 2021.

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