



Oliver's Battery Road South, Winchester, Hampshire, SO22 4JQ

Winkworth

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## Spacious Detached Home In Need of Modernisation

Offered with no forward chain, this substantial detached family home totals 2,200 sq ft and sits on a plot of more than 0.25 acres in the popular area of Oliver's Battery. The property is in need of complete modernisation and lends itself to further extension, subject to the relevant planning permissions. The house benefits from a good level of natural light to the front in the morning and to the rear in the evening, due to the east-west aspect.

The property is entered via a covered porch into the welcoming hallway which gives access to the principal ground-floor accommodation. To one side of the hall is a large sitting room with a fireplace and lovely bay window to the front. The dining/family room is a very impressive size and is lovely and light courtesy of its dual aspect, with double doors opening up onto the sun room beyond. The sun room itself is bright and airy and has a door leading out to the rear garden. The kitchen is a good size with views over the garden. Fitted units provide plenty of storage and there is space for appliances, along with a substantial larder cupboard providing a considerable amount of further storage. A utility area with downstairs cloakroom is situated off the kitchen with a door giving external access to the side of the house. A study and further reception room to the front of the property complete the accommodation on this level.

Stairs rise to the first floor where there are five bedrooms and a family bathroom, as well as an additional WC. The principal bedroom in particular is an impressive size with a bay window to the front. The four further bedrooms are all a good size with considerable eaves storage in bedrooms four and five. The bathroom has a bath with shower over, WC, bidet and hand basin. Alongside the bathroom is a store that was historically a second bathroom and could be converted back if desired.

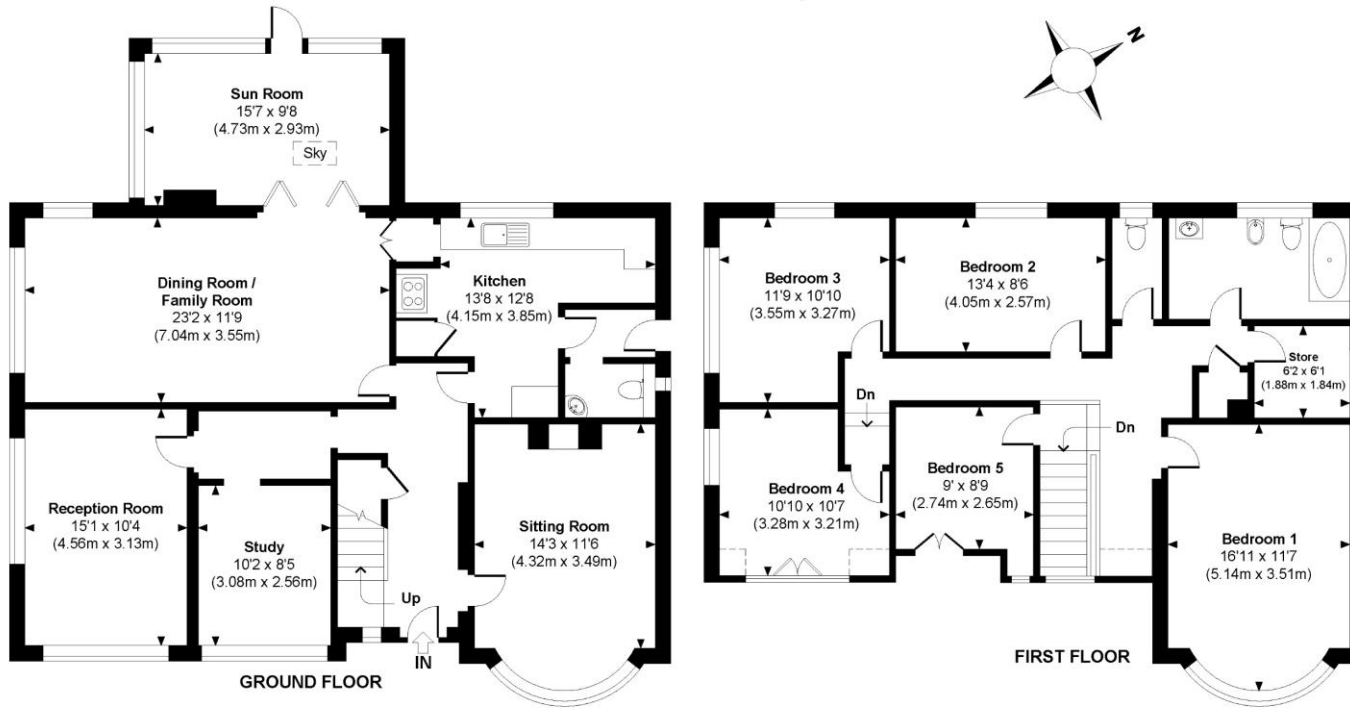
The rear garden is large and secure, bordered by mature hedgerows and trees offering peace and privacy. The garden is mostly laid to lawn but has a swimming pool (currently not used but can be recommissioned) and a paved path leading to the rear. The house is nicely set back from the road behind the front garden and generous driveway with off street parking for multiple vehicles.





# Olivers Battery Road South

Approximate Gross Internal Area  
Total = 2214 Sq Ft / 205.67 Sq M  
Includes areas with Restricted room height.



Indicates restricted room height less than 1.5m.



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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.

## Oliver's Battery Road South, Winchester, Hampshire, SO22 4JQ

### Directions

From our office 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, and then turn left at the next roundabout onto Badger Farm Road. Take the second right into Oliver's Battery Road South and the property can be found on the right-hand side opposite the turning into Downlands Road.

### Location

Olivers Battery is superbly positioned for easy access to the station (links to London Waterloo in approximately 55 minutes), motorways, and city of Winchester with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. The M3 motorway is easily accessible from this location, providing links to Southampton and London.

There are local shops available just around the corner and the Sainsbury's Superstore is also close by. The property is situated in the Kings' School catchment and is close to lovely countryside.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

Council tax band: G

EPC rating: D

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

## Winkworth Winchester

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