



8 Falcon View, Winchester, Hampshire, SO22 4EP

Winkworth

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Spacious Three-Bedroom Home Close to Local Amenities

Totalling 1,245 sq ft, this bright home is situated in the popular Badger Farm area, close to local amenities. The house is nicely positioned in a close of similar properties and is within a short distance of the Sainsbury's superstore, doctors' surgery, and lots of good local walks. Other advantages include a garage and off-street parking.

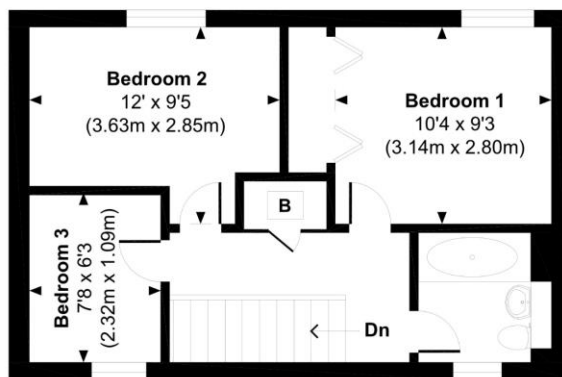
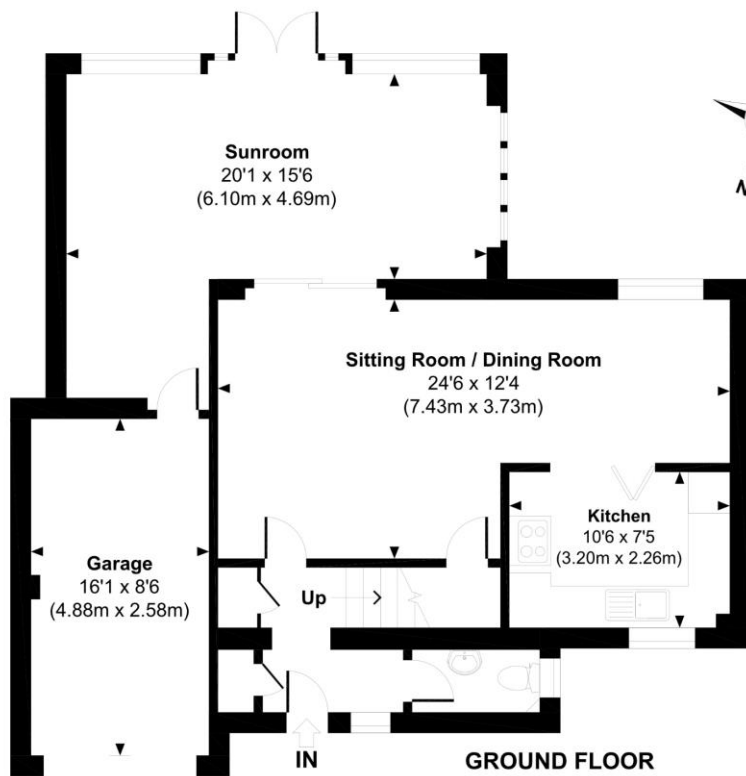
The front door brings you into the welcoming entrance hall where there is a downstairs WC and two useful storage cupboards. Straight ahead is the heart of the home - the sitting/dining room, which stretches the full width of the property. Sliding doors open onto the generous sunroom which is lovely and light courtesy of windows along two sides and double doors opening onto the garden. There is internal access to the integral garage from here. The kitchen is located off the sitting/dining room with ample units providing storage and plenty of space for appliances.

Stairs rise to the first floor where there are three bedrooms and a bathroom. The main double bedroom is an excellent size with built-in wardrobes and bedroom two is also a good-sized double. All bedrooms are served by the family bathroom with bath and shower over.

Outside to the front there is off street parking in front of the garage and a small open-plan garden. The enclosed, south-facing, rear garden is mainly laid to lawn with shrub borders and a small, decked area ideal for outside seating.







FIRST FLOOR



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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.

Falcon View

Approximate Gross Internal Area
Main House = 1110 Sq Ft / 103.08 Sq M
Garage = 135 Sq Ft / 12.60 Sq M
Total = 1245 Sq Ft / 115.68 Sq M

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Directions

Head from the city centre in a southerly direction along St Cross Road. Turn right at the roundabout, signposted for Oliver's Battery and Badger Farm. At the next roundabout, take the second exit onto Meadow Way. Take the second left into Falcon View, and the property can be found on the left.

Location

Falcon View is conveniently located in the popular Badger Farm area of Winchester with easy access to the M3. Sainsbury's superstore is close by and there are excellent bus services into the centre of Winchester with its railway station (links to London Waterloo in approx. 60 minutes), High Street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the City's historic Cathedral. The property is in the catchment area for Oliver's Battery Primary and Kings' Secondary School (rated Outstanding).

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: D

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

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