



Ivy Close, Winchester, Winchester, Hampshire, SO22 4QR

Winkworth



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Three Bedroom Family Home in Cul-de-Sac Location

This bright, attractive, and very well-presented property was lovingly refurbished a few years ago to produce a superb home. Impressive works have included the installation of a new kitchen, flooring downstairs and a part conversion of the garage to achieve a super open plan kitchen/dining room. The house really stands out due to its position - tucked away at the bottom of the close, and it is ideally positioned for easy access into St. Cross and into the city centre.

The spacious L-Shaped sitting/kitchen/dining room is a welcoming, bright room with stairs rising to the first floor. A useful inner hall has a spacious downstairs WC leading off. At the rear of the house, the attractive kitchen is an appealing space with built in oven and hob as well as an integrated dishwasher, and there is also space for a fridge/freezer and a wide range of cupboard space. The unconverted part of the garage provides welcome and extensive storage and can be accessed from the kitchen while large sliding doors lead out to the garden from the dining area.

On the first floor there are two double bedrooms both with integrated wardrobes and a single bedroom with storage cupboard. A smart, modern family bathroom with bath and shower over completes the first floor.

The private garden has been recently landscaped to provide tiered beds to the rear with steps down to a seating area. The garden backs onto a small copse of trees and is a good size with a patio area stretching across the rear of the house. There is additional storage in the form of a garden shed and the rest of the garden is laid to lawn.

Attached to the house is the partly converted garage with up-and-over door at the front and plumbing for a washing machine. There is parking for two cars in front of the garage, and a small low maintenance front garden alongside this.

BROADBAND: Superfast Broadband Available. FTTC. Checked on Openreach August 24.

MOBILE SIGNAL: Coverage With Certain Providers.

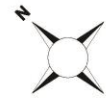
HEATING: Mains Gas Central Heating.

CONSTRUCTION: Timber framed.

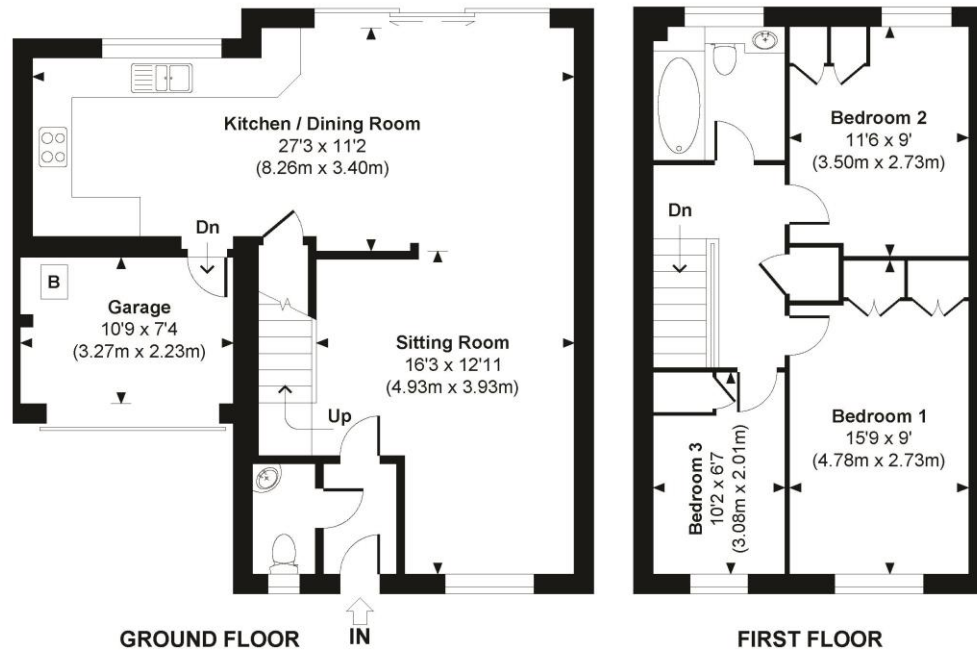
PARKING: Off street parking on driveway.



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Ivy Close
Approximate Gross Internal Area
Main House = 983 Sq Ft / 91.33 Sq M
Garage = 79 Sq Ft / 7.29 Sq M
Total = 1062 Sq Ft / 98.62 Sq M



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Measured and drawn to RICS guidelines. Plan is for illustrative purposes only and is not to scale. All 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 responsibility is taken for any error, omission or misrepresentation.

Directions

From Winchester city centre head 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 first exit onto Meadow Way. Continue onto Rooks Down Road. Turn right on to Ashbarn Crescent, then the 4th right into Honesuckle Close. Ivy Close is immediately on the left – go down to the bottom of this, round to the left and the house can be found on the right.

Location

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. In the catchment for Stanmore Primary and Kings' Secondary School.

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

Winkworth Winchester

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