



Falcon View, Winchester, Hampshire, SO22 4EP

Winkworth



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## Spacious Three-Bedroom Home Close to Local Amenities

This bright, well-presented 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, which in turn leads into the heart of the home - the central family room opening onto the double aspect sitting room. This is a wonderfully light space with access via double doors onto the patio and garden beyond. The kitchen is located at the other end of the family room - this is a modern and well-appointed room, with ample base and eye-level fitted units providing plenty of storage. Underfloor heating flows throughout the ground floor as well as upstairs in the family bathroom.

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 a smart, white bathroom with bath and shower over.

The enclosed, south-facing, rear garden is well-presented and low maintenance. A patio area lies directly to the rear of the property with the remainder of the garden comprising wildflower lawn with flowerbed and shrub borders. The garage and off-road parking are next to the property and the house-owned solar panels have a feed-in tariff with a yearly income.









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### Directions

From our office in Southgate Street, 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 the second exit onto Meadow Way. Take the second left into Falcon View, and the property 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 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:** B

### Viewings

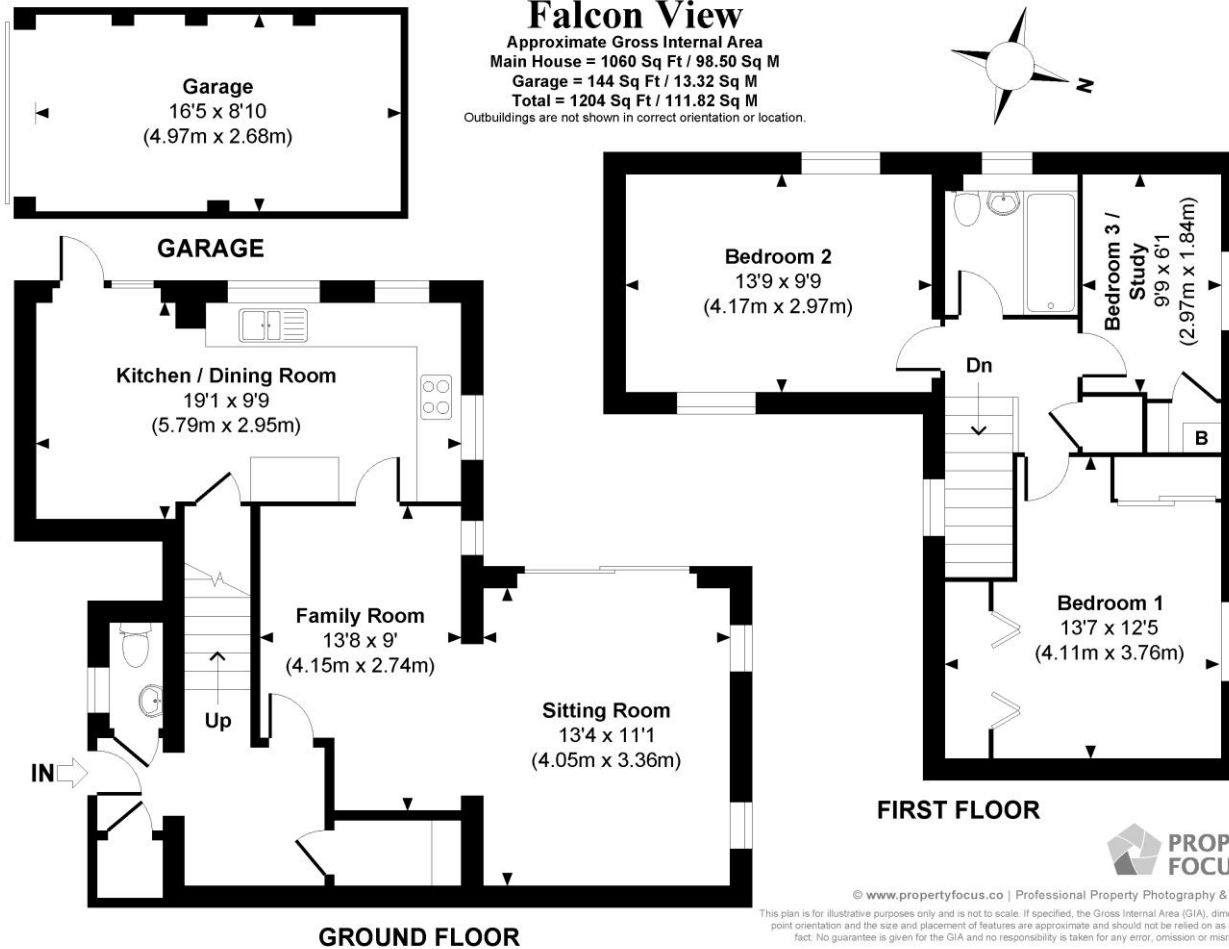
Strictly by appointment with Winkworth Winchester Office

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

## Falcon View

Approximate Gross Internal Area  
Main House = 1060 Sq Ft / 98.50 Sq M  
Garage = 144 Sq Ft / 13.32 Sq M  
Total = 1204 Sq Ft / 111.82 Sq M

Outbuildings are not shown in correct orientation or location.



### Winkworth Winchester

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