



Orient Drive, Winchester, Hampshire, SO22 6NZ

Winkworth



Orient Drive, Winchester, Hampshire, SO22 6NZ

Supremely Spacious, Detached Property in a Quiet Cul-De-Sac Location

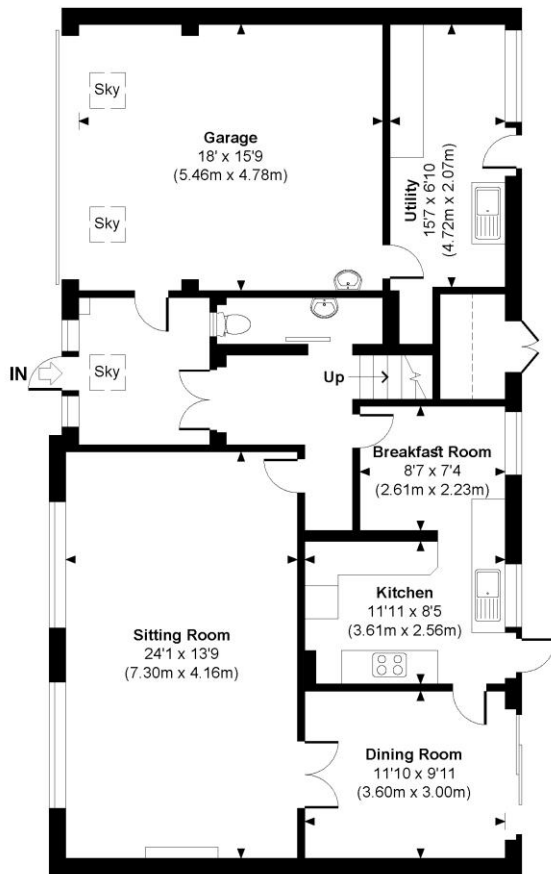
This super, detached, family home is nicely located in a popular cul-de-sac in the northern part of the city. The spacious accommodation has a pleasing natural flow and the principal rooms are excellent sizes. The house has recently benefitted from new carpets throughout as well as a brand-new family bathroom.

The property is entered via a large, enclosed porch, which allows plenty of space for shoes and coats and provides internal access to the double garage. The welcoming entrance hall gives access to all rooms on the ground floor. The extensive sitting room stretches across the front and is flooded with natural light, courtesy of two large windows. This room leads on to the dining room, via glazed double doors. The spacious dining room leads to the patio and south facing garden via double glazed sliding doors. A door leads through to the kitchen and breakfast room, which can also be accessed from the hallway. The kitchen itself is well appointed and bright, with fitted units providing ample storage space. Integrated appliances include oven, microwave, and gas hob, with space for further appliances such as a dishwasher and full height fridge freezer. A kitchen door opens out to the patio and garden. A utility room is accessed via the garage or back garden, which has space for work units and appliances. A downstairs cloakroom completes the accommodation on the ground floor.

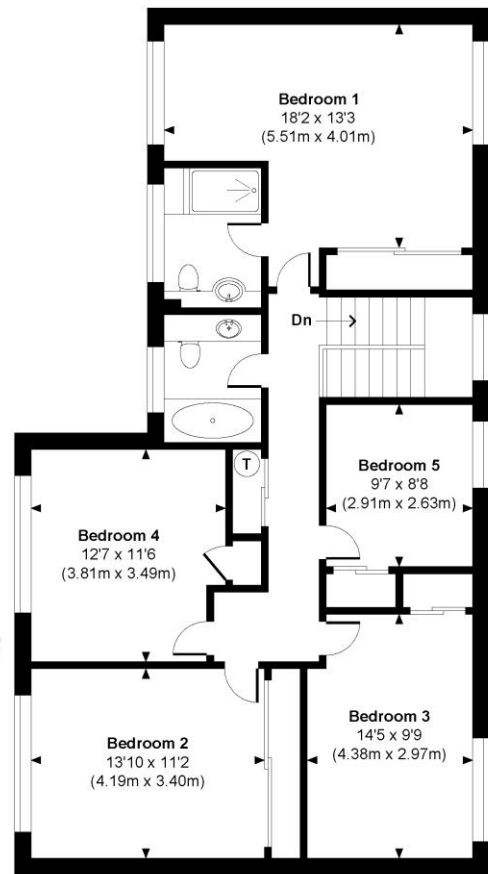
On the first floor there are five excellent bedrooms. The principal bedroom is an exceptional size with built-in wardrobes and an en-suite shower room. The four remaining bedrooms, three of which are doubles, also have built-in storage and these share the newly fitted family bathroom.

Outside, the house sits on a good-sized plot with gardens both to the front and rear. To the front, the driveway lies alongside a lawned garden, which is attractively bordered by a variety of mature shrubs and plants. The spacious garage benefits from power and light and leads through the utility out to the rear garden. The rear garden is fully enclosed, mostly laid to lawn and is bordered by established trees and shrubs. There is a large garden store to the rear of the house providing accessible storage for tools and garden furniture.





GROUND FLOOR



FIRST FLOOR

Orient Drive

Approximate Gross Internal Area
 Main House = 2063 Sq Ft / 191.67 Sq M
 Garage = 281 Sq Ft / 26.10 Sq M
 Total = 2344 Sq Ft / 217.77 Sq M
 Outbuildings are not shown
 in correct orientation or location.
 Includes areas with Restricted room height.



© www.propertyfocus.co | Professional Property Photography & Floorplans

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.

Indicates restricted room height less than 1.5m.

Orient Drive, Winchester, Hampshire, SO22 6NZ

Directions

From our offices, turn left up the High Street. At the mini roundabout turn right into Upper High Street and then bear first left across the railway bridge. Turn right at the mini roundabout and down St Paul's Hill. At the bottom turn left into Stockbridge Road. Proceed straight across three mini roundabouts and turn right into Harestock Road. Turn right into Orient Drive and the property is on the right as the road bends to the left.

Location

Orient Drive is situated on the northern fringes of Winchester, ideally placed to give easy access to the mainline railway station and local shops on Stoney Lane and Priors Dean Road. The city centre is within easy reach, with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and the city's historic cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is in the catchment area for good local schools including Harestock Primary and Henry Beaufort Secondary School. Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for pre-university education.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: F

EPC rating: B

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT
 01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU
 020 7870 4878 | countryhouse@winkworth.co.uk

Winkworth

See things differently