



Crescent Close, Winchester, Hampshire, SO22 4EX

Winkworth

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Detached Eco-Efficient House with Stunning Views

This modern, detached home is situated in a peaceful cul-de-sac with outstanding views from the front ground and first floor windows. The house has been constructed to a very high standard with thoughtful details throughout, creating a highly eco-efficient property.

A good-sized entrance hall leads to a downstairs cloakroom with WC and hand basin and plenty of room for coat and shoe storage. The generous sitting/dining room is spacious with neutral colour carpets and walls and attractive bi-fold doors which can separate the kitchen if desired. The kitchen itself is fitted with white high gloss units with fully integrated NEFF appliances including oven, grill, induction hob, extractor, dishwasher, washer/dryer, fridge/freezer and microwave. Bifold doors open out to the suntrap patio. A large understairs cupboard houses heating controls and ventilation system, water cylinder storage etc.

Stairs rise to the first floor where there are three double bedrooms. The principal bedroom is an excellent size and has the advantage of a contemporary en-suite shower room. Both bedrooms to the front of the property benefit from wonderful countryside views. A further modern bathroom with shower completes the accommodation on this level.

Outside to the front and rear, the gardens are landscaped and there is off street parking for two cars and an electric vehicle charging point. Further features include house-owned solar panels which have a feed-in tariff producing a yearly income, USB points in each room and remote-control lighting upstairs.



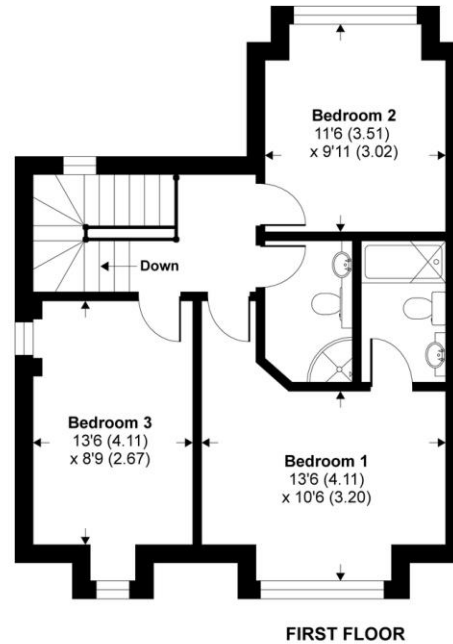
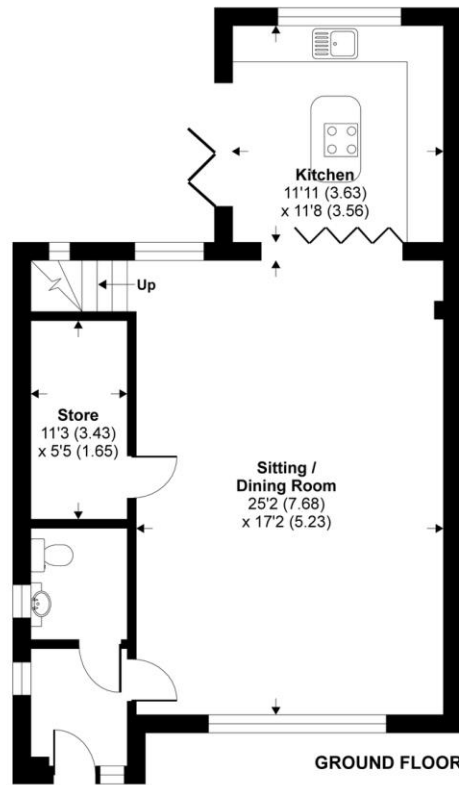




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Approximate Area = 1307 sq ft / 121.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2021. Produced for Winkworth. REF: 751104

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Directions

From our office in Southgate Street 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. Turn right into Oliver's Battery Road South then left into Downlands Road. Turn right into Oliver's Battery Crescent then left into Crescent Close. At the T-junction take the right-hand turn into Crescent Close.

Location

Oliver's Battery is ideally located to provide access to the City of Winchester, with its railway station (links to London Waterloo in approximately 55 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the City's historic cathedral. There are local shops available just around the corner and Sainsbury's supermarket is also within close proximity. There are frequent bus services with bus stops nearby and good local schools within walking distance. The M3 motorway is easily accessible from this location. The property is in the catchment area for Kings' Secondary School.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: F

EPC rating: A

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

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