



Honeysuckle Close, Winchester, Hampshire, SO22 4QQ

**Winkworth**



Honeysuckle Close, Winchester, Hampshire, SO22 4QQ

## Attractive Link-Detached House in Popular Location

Offered with no forward chain, this well-appointed house is situated in a quiet cul-de-sac in the popular area of Badger Farm and has a light feel throughout.

The property is entered via an outer covered porch with useful store cupboard. From here the front door leads through to the entrance hall with the modern fitted kitchen to the left. There are ample wall and base units providing plenty of storage. The oven and hob are integrated and there is space for further appliances including plumbing for a washing machine and dishwasher.

To the rear, the open plan sitting/dining room is a large, bright and welcoming space with a door opening out onto the rear patio and useful understairs storage. A downstairs WC completes the accommodation on this floor.

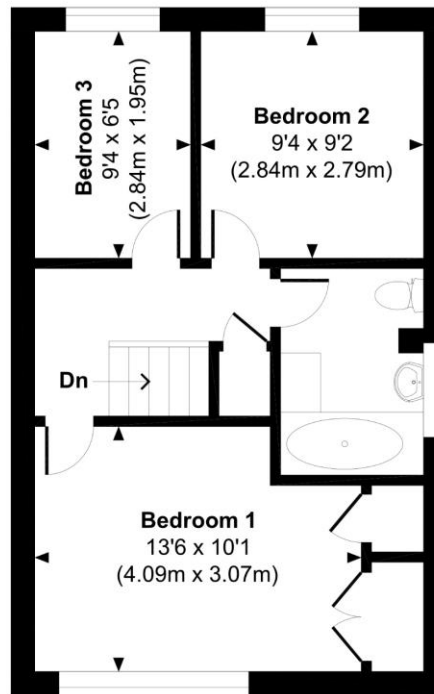
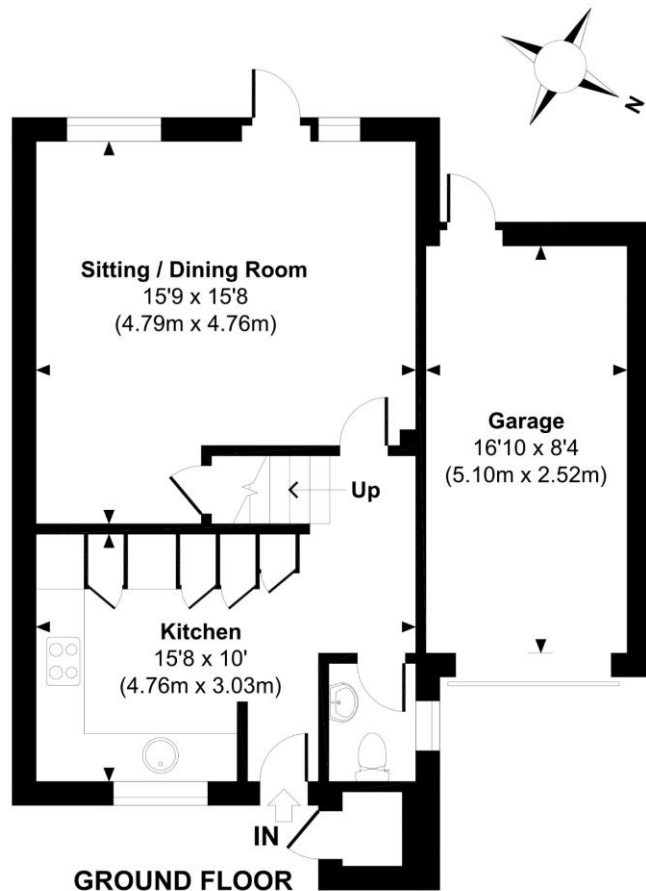
Stairs rise to the first floor where there are two double bedrooms, a single bedroom and a smart, family bathroom with bath and shower over. The principal bedroom to the front of the property has double built-in wardrobes and there is further integrated storage on the landing.

The low-maintenance rear garden is mainly laid to lawn with a paved patio area immediately behind the house and steps up to the lawn. The house has the benefit of an integral garage which can also be accessed from the rear garden and an off-street parking space in front of the garage.



## Honeysuckle Close

Approximate Gross Internal Area  
Main House = 851 Sq Ft / 79.06 Sq M  
Garage = 140 Sq Ft / 13.01 Sq M  
Total = 991 Sq Ft / 92.07 Sq M



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.

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### Directions

From central Winchester 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 first exit onto Meadow Way. Continue onto Rooks Down Road and turn right onto Ashbarn Crescent, then right into Honeysuckle Close.

### 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 55 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 Kings' secondary school.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

**Winchester City Council**

Council tax band: D

EPC rating: D

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

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