



107 Olivers Battery Road South, Winchester, SO22 4HA
Guide Price £795,000 Freehold



107 Olivers Battery Road South, Winchester, SO22 4HA

4 Bedrooms, 1 Bathroom

Guide Price: £795,000

- Attractive mid century detached family home
- Large westerly facing rear garden
- Modern fitted kitchen with doors to garden
- Sitting room with bow window and open fireplace
- Dining room with contemporary raised inset open fire
- Principal bedroom with bow window and fitted wardrobes
- Three further bedrooms and modern family bathroom
- Large westerly facing rear garden with garden office
- Former garage with power, light and water, ideal for a studio or utility room
- In catchment for Olivers Battery and John Keble Primary schools, and Kings Senior School.



**107 OLIVERS BATTERY ROAD SOUTH
WINCHESTER, SO22 4HA**

An attractive family home with an exquisite garden of approx. 0.25 acre in Olivers Battery, close to local shops, schools and amenities. This home was built by the grandfather of the current owner and therefore will be the first time it has been sold since having been built in the 1940s.

Over the years, it has been sympathetically extended and modernised, whilst retaining its original integrity, and remains a superb home for new custodians to take its history forward. Due to its history, this house is a rare gem to come to the market and offers beautiful solid wood flooring downstairs, and noticeably high ceilings throughout. Whilst it has been extended, there is still opportunity for significant further expansion (subject to consents) if required in the future.

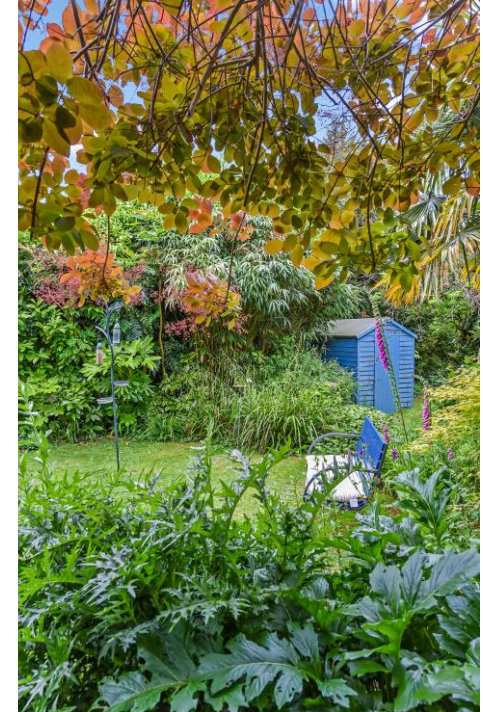
A bright entrance hallway, and leads to all downstairs rooms, and has a useful cloakroom. The sitting room is a wonderful size and features a brick fireplace and large bow window overlooking the front garden. The dining room has a contemporary inset open fire and sliding doors to the garden. The kitchen has been recently refitted, with a wealth of white shaker style cabinetry on a quarry tiled floor, and with double doors to the garden.





FIRST FLOOR: Upstairs, the principal bedroom has fitted cupboards and a large bow window. There are three further bedrooms and a modern family bathroom.



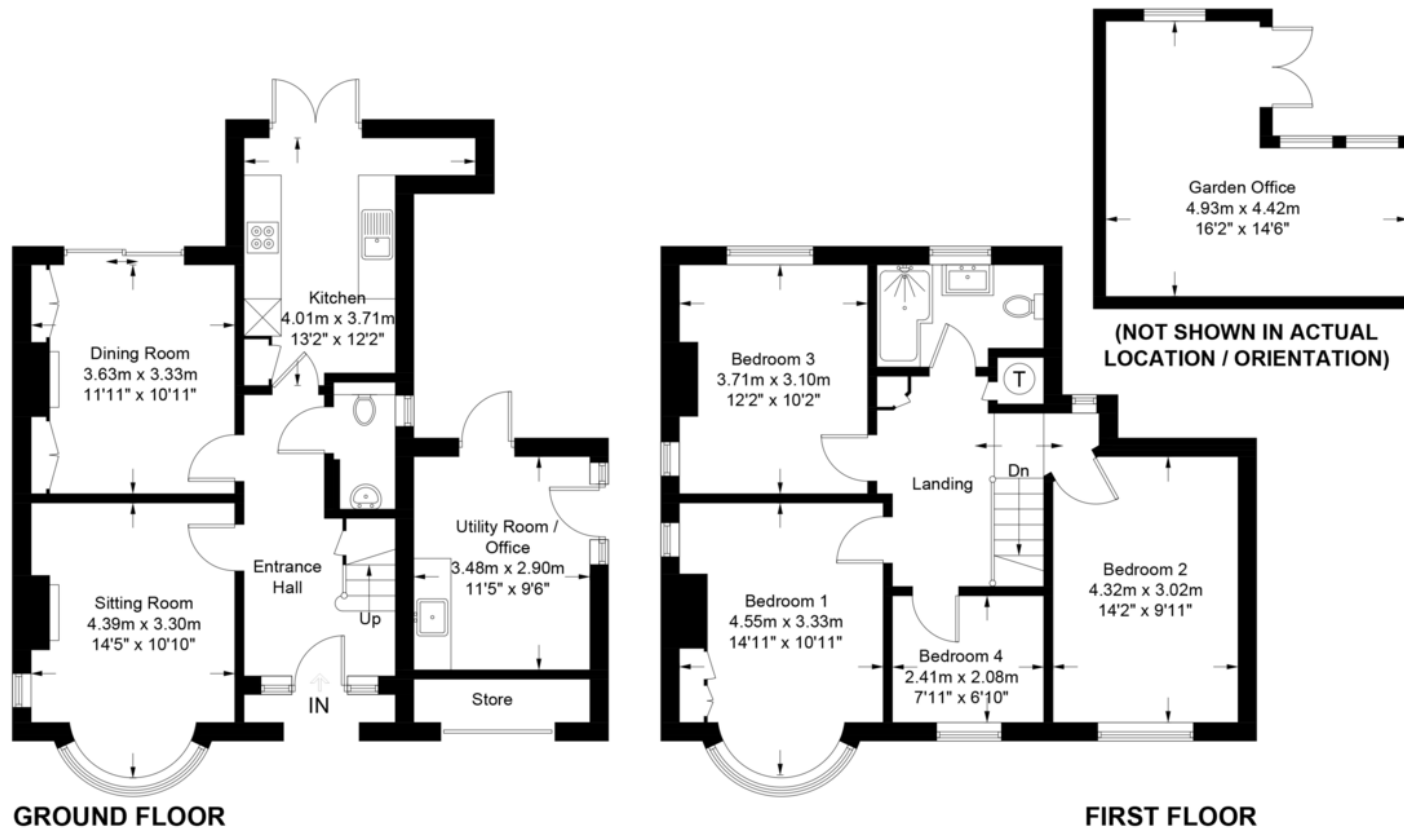


GARDENS: The front of the property is set back from the road by large shrubs, hedging, and a generous area of brick paved parking for several cars. The rear garden is a particular joy. A decked terrace leads to a long expanse of lawn, partially divided in the middle by further planting, leading to a secluded Lugarde log cabin office, which has electricity and lighting, and ideal for a gym or further home office.

SERVICES: All mains services connected. EPC Band E; Council Tax Band F.

OLIVERS BATTERY is a popular suburb of Winchester, with a parade of local shops, regular bus service, excellent schools; and there is a large Sainsburys supermarket, and doctors surgery nearby at Badger Farm. This property falls within the enviable school catchment areas of both Olivers Battery and John Keble CofE Primary Schools, and Kings Senior School.

Approximate Gross Internal Area = 108.8 sq m / 1171 sq ft
Outbuilding / Utility / Store = 29.4 sq m / 316 sq ft
Total = 138.2 sq m / 1487 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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