



10 Partridge Down, Winchester, SO22 4HL
Guide Price £650,000 Freehold



10 Partridge Down, Olivers Battery, SO22 4HL

4 Bedrooms, 1 Bathroom

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- Beautifully extended family home in quiet cul de sac
- Fabulous open plan living/kitchen/dining room with glass lantern ceiling and bifold doors
- Sitting room with open fire
- Downstairs study/bedroom five
- Four upstairs bedrooms
- Contemporary family bathroom with built in storage
- Cloakroom
- Corner plot garden with terraces and lawn
- Off street parking for 2-3 cars
- In catchment for Kings School, John Keble CofE Primary School and Olivers Battery Primary School
- EPC Band D, Council Tax Band E



10 PARTRIDGE DOWN, OLIVERS BATTERY WINCHESTER, SO22 4HL

An attractive, recently extended and deceptively spacious semi-detached family home, with versatile accommodation, set within a quiet cul de sac in the sought after area of Olivers Battery.

10 Partridge Down is located a few minutes' walk from Olivers Battery recreation ground with its playground, tennis/basketball courts and the open countryside; and falls within the enviable school catchment areas of both Olivers Battery and John Keble CofE Primary Schools, and Kings Senior School.

This 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.

As agents, we are not surveyors, but we understand the house to be of part brick and part timber framed construction likely dating from the early 1970s. There is gas central heating with a Worcester boiler and water tank, located in Bedroom two; and a solar panel on the roof which contributes to the hot water.

A front pathway leads around to the front door and into the hallway. This leads to the sitting room, which overlooks the front and rear gardens, and has a large brick fireplace with open chimney.

On the right of the hallway is a sliding door leading through to the spectacular living/kitchen/dining room which is clearly the hub of this home. It is a wonderful open space comprising well fitted kitchen with a wealth of high gloss cabinetry, with fitted fridge/freezer, electric oven and gas hob under an electric extractor fan, and also benefits from a large walk in pantry cupboard. A contemporary breakfast bar with room for four bar stools separates kitchen area from the dining area; which has ample space for a large dining table. This in turn is open to an orangery extension to the side, which is surrounded by walls of glass with bi-fold doors to the terrace, and sits under a glass lantern ceiling.

From the kitchen, there is a small lobby area with cloakroom and a door to the garden, but also a large study/bedroom 5, which also overlooks the garden.







Upstairs, there are four bedrooms. The principal bedroom and bedroom two each overlook the front garden, and have two large cupboards. Bedroom three is also a double bedroom and overlooks the garden, along with bedroom four which is a single bedroom which also benefits from a deep fitted cupboard. There is a family bathroom which comprises a corner shower cubicle, wc, and basin, fitted within a wall of useful fitted cupboards.





A meandering path leads to the top of the garden which has been beautifully landscaped with ample space for tables and chairs, to capture the evening sun at the end of the day.

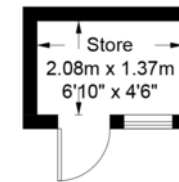


GARDENS: The front of the property sits behind a large beech hedge, leading to a parking area for two to three cars. The side and rear gardens have been cleverly designed to capture the different times of the sun throughout the day. The former garage has been developed into the orangery which is open plan to the kitchen/dining room and opens to the side terrace courtesy of bifold doors.

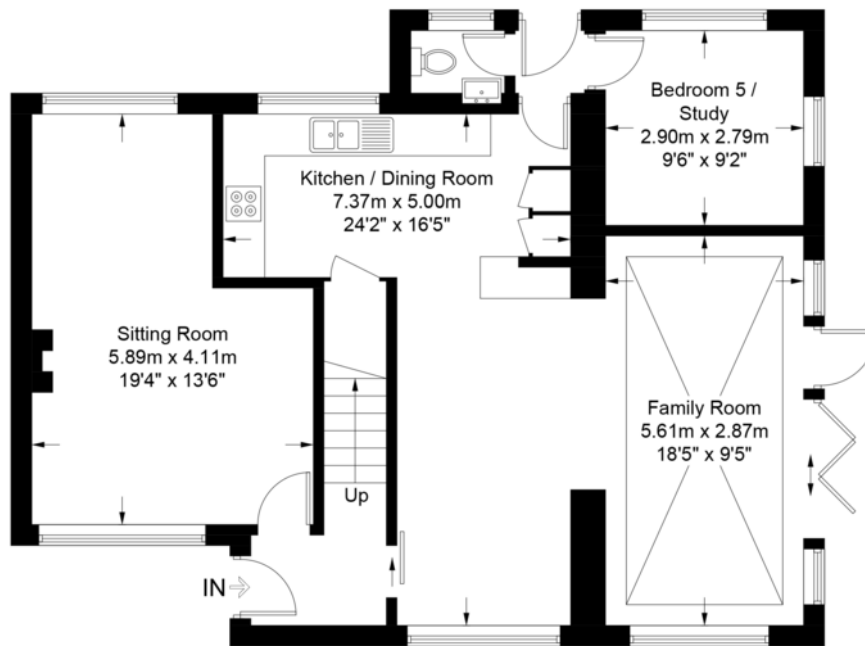
This leads around to the rear garden which is a wonderful size courtesy of being a corner plot, where there is a further brick paved terrace area adjacent to the house leading onto a brick edged lawn with flowering shrub borders to either side.



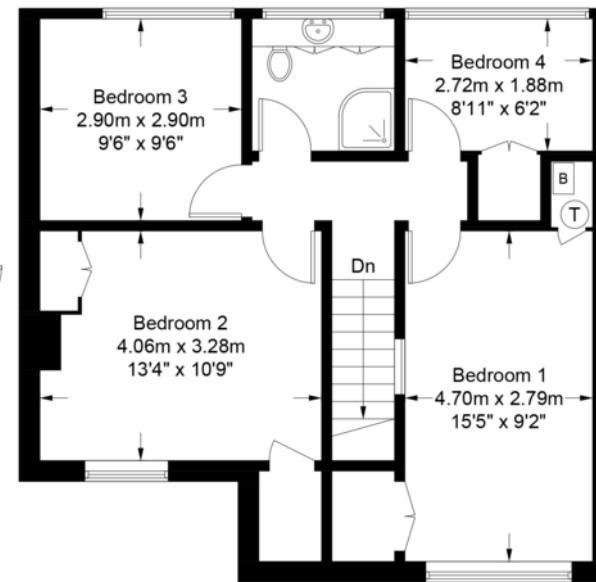
Approximate Gross Internal Area = 141.9 sq m / 1527 sq ft
Store = 2.8 sq m / 30 sq ft
Total = 144.7 sq m / 1557 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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