



9 Holly Meadows, Winchester, SO22 5FQ
Guide Price £895,000 Freehold



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4 Bedrooms, 3 Bathrooms

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- Attractive family home offering versatile accommodation set in quiet and prestigious development
- Wide and bright entrance hall with shower room and coats cupboard
- Open plan kitchen/living/dining room with doors to garden and utility room
- Dining room/play room (*potential Bedroom 5*)
- Sitting room with feature fire and balcony
- Principal bedroom with fitted wardrobes and generously sized ensuite bathroom
- Guest Bedroom with ensuite shower room
- Two further bedrooms and family bathroom
- Secluded rear garden and allocated parking
- Council Tax Band G, EPC Band C



9 HOLLY MEADOWS, WINCHESTER, SO22 5FQ

Holly Meadows is a wonderfully quiet and prestigious development built in 2004 by Messrs Banner Homes, set within well-manicured landscaped grounds. Each home has been beautifully designed to offer modern and versatile living in a traditional style, providing large rooms for elegant living within a contemporary setting.

The moment you enter into the very generous wide hallway, you immediately get a sense of space, accentuated by its high ceilings, and benefiting from a coats cupboard and useful shower room.

To the front, there is a spacious room which is ideal for a myriad of uses from a snug/playroom to a dining room and could easily be adapted to be a ground floor bedroom with a shower room should it be required.

However, from the hallway, your eye is immediately drawn through the ground floor to the garden in the distance courtesy of windows and doors from the kitchen.

The living/kitchen/dining room is clearly the hub of this home, and benefits from a wealth of fitted cabinetry and integrated appliances, with a large centre island. An L-Shaped area provides versatile space for sofas and a dining table, and a large walk-in pantry/utility room offers further storage. This room offers the epitome of modern living, offering open-plan living with doors to the garden, whilst still benefitting from the large reception room to the front of the property.





FIRST FLOOR:

However, the reception space doesn't end with the ground floor.

SITTING ROOM: The first floor sitting room is a wonderfully gracious room with a gas effect fireplace offering a focal area to the room, along with both a Juliet balcony and further small balcony, each overlooking the front of the development.



PRINCIPAL BEDROOM: The Principal Bedroom overlooks the garden courtesy of windows and a Juliet balcony, and benefits from a range of fitted wardrobe cupboards.

The generously spacious ensuite bathroom benefits from a bath, double shower cubicle, and twin basins set into vanity unit storage.





GUEST BEDROOM (BEDROOM TWO): The Guest Bedroom is on the second floor, again benefitting from fitted wardrobes and an ensuite shower room with a large double shower cubicle.



SECOND FLOOR LANDING: In addition to the Guest Bedroom (*Bedroom Two*), there are two further bedrooms on this floor, along with the family bathroom which benefits from a bath and separate shower, and a useful linen cupboard, and access to the loft space.





GARDENS AND PARKING: The garden is a particular joy, with a paved terrace leading to the lawn, which is flanked with flowering borders and mature shrubs, and leads to a large garden shed, which has electricity and an outside water tap. A side gate leads through to the front of the property, where there is parking for two cars and additional visitors parking bays for the development.

LOCATION: Holly Meadows is quietly located just off Salters Lane on the westerly fringes of Winchester with fabulous local walks to Sparsholt, Crab Wood Nature Reserve and Farley Mount. Nearby local shops on Stoney Lane include a Spar, Boots chemist, Costa Coffee, but also Waitrose and Aldi, Friarsgate GP surgery, and various takeaways and restaurants. The railway station (London/ Waterloo) is only approx. a mile away. Local family friendly pubs are also nearby with The Running Horse in Littleton and The Plough in Sparsholt, each of which are within walking distance.

SCHOOLS: The property is within catchment for, and easy walking distance of, Weeke Primary School, Henry Beaufort Senior School, and the renowned Peter Symonds 6th Form College. Nearby independent schools include Winchester College, St Swithuns, King Edward VI, and preparatory schools such as The Pilgrims School, Twyford School and Princes Mead.

PROPERTY INFORMATION:

Broadband: (Source: Ofcom): Superfast speed available, 43mbps download speed, 8mbps upload speed.

Flood Risk: (Source: Govt Environment Agency) Risk from Ground Water/Surface water/Rivers and Seas, all 'Very Low'. **Parking:** Allocated parking for two cars and additional visitors parking bays on the development.

Service Charge for 2025: £495pa. All house owners on Holly Meadows are automatically directors of Holly Meadows Management Committee. **Tenure:** Freehold. All mains services connected. Council Tax Band G; EPC Band C. **Boiler installed** 2019, serviced (along with gas fire) April 2025.

Approximate Gross Internal Area = 210.1 sq m / 2261 sq ft
Shed = 7.3 sq m / 78 sq ft
Total = 217.4 sq m / 2339 sq ft



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