



12 Juniper Close, Winchester, SO22 4LU
Guide Price £595,000 Freehold



Juniper Close, Badger Farm

4 Bedrooms, 2 Bathrooms

Guide Price £595000

- Attractive link detached family home with elevated views
- Large kitchen/breakfast room
- Spacious family sitting room
- Conservatory with doors to garden
- Downstairs guest bedroom with ensuite shower room
- Utility room, and cloakroom
- Three Upstairs bedrooms
- Family Bathroom
- Split level sunny rear garden with side access
- Parking
- Close to local amenities
- Kings School catchment











12 JUNIPER CLOSE, WINCHESTER, HAMPSHIRE, SO22 4LU
£595000 FREEHOLD

Attractive and well presented four bedroomed family house in much sought after area of Badger Farm, close to local amenities and in catchment for Kings School.

An entrance vestibule leads into a welcoming hallway. There is a beautifully fitted double aspect kitchen/breakfast room, with a range of fitted cupboards and space for a range cooker. This leads to the utility room, with doors to side and rear, and into the guest bedroom, which has been recently converted from the former garage. This comprises large double bedroom and ensuite shower room, but also ideal as a home office. There is a charming sitting room, with inset gas pebble effect fire, and conservatory with doors to the garden. Upstairs there are three bedrooms, two doubles and a single, and family bathroom.

Outside, the garden is charming, with a terrace, leading up to the lawned area, and a wide side garden, currently with raised vegetable garden, and side access. There is parking at the front, and elevated views. Council Tax Band: D, EPC Band: C



THE PROPERTY - USEFUL INFORMATION:

Construction: Believed to be mid/late 1980s

Parking: Forecourt parking for 2-3 cars, and street parking also available

Central Heating: Gas central heating with

Services: All main services connected. Council Tax Band D; EPC Band C

Local Authorities: Hampshire County Council and Winchester City Council

Tenure: Freehold;

Broadband: (Data via Ofcom): Ultrafast speeds are available in the area, 1000 mbps download speed; 100 mbps upload.

Flood Risk: Surface water and rivers & seas, all very low risk

LOCATION:

Badger Farm a modern residential suburb in Winchester, Hampshire, developed since the 1970s, named after a 17th century tenant farmer, William Badger, with Juniper Close believed to date from the mid 1980s. Located south of the city, it offers a mix of housing surrounded by green spaces and easy access to the countryside, including scenic trails like the Clarendon Way.

The vibrant community centres around the Badger Farm Community Centre, hosting a range of activities and events. Essential amenities include a large Sainsbury's and a Starbucks café.

Nearby in Olivers Battery, you'll find further local shops, including a post office and The New Forest Butcher. Other local highlights include The Hampshire Pantry and historic Whiteshute Lane.

The property is well positioned for access into Winchester's city centre, as well as Winchester's main line railway station, there are a number of popular local pubs and shops, takeaways and restaurants in the area.

There is the further benefit of a regular bus service along Romsey Road which brings you into the historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses. Further entertainment and interest can be found in the river walks, the theatre, cinema, many museums and the city's stunning cathedral.

EDUCATION:

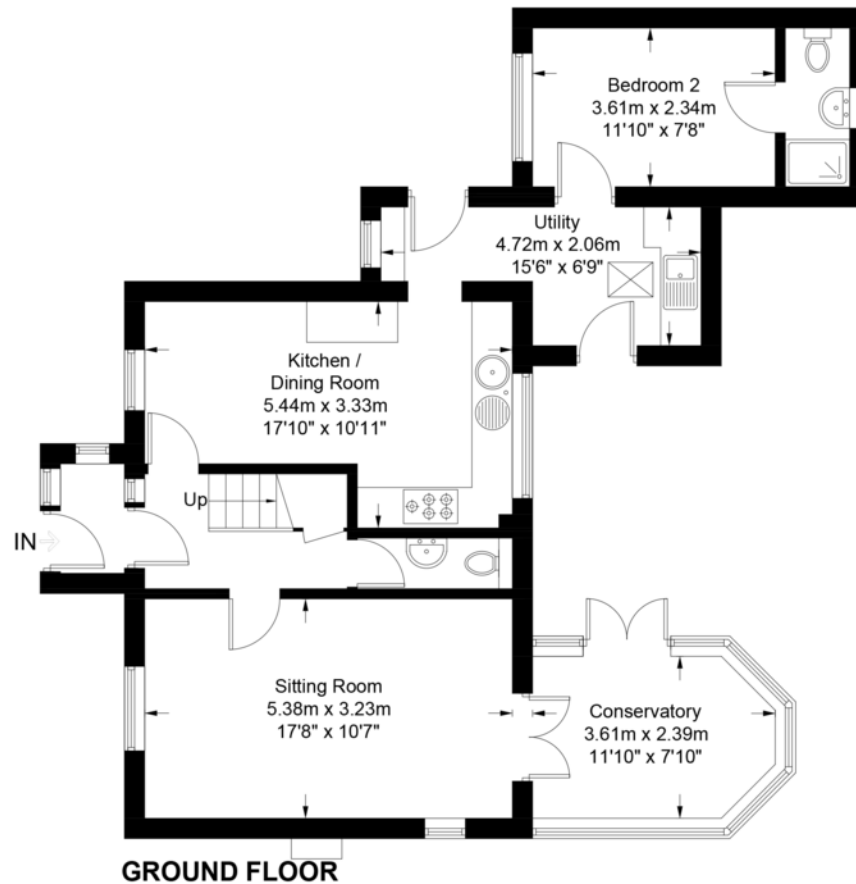
12 Juniper Close is catchment for Kings School, Stanmore Primary School, St Peters RC Primary School, and the renowned Peter Symonds 6th Form College.



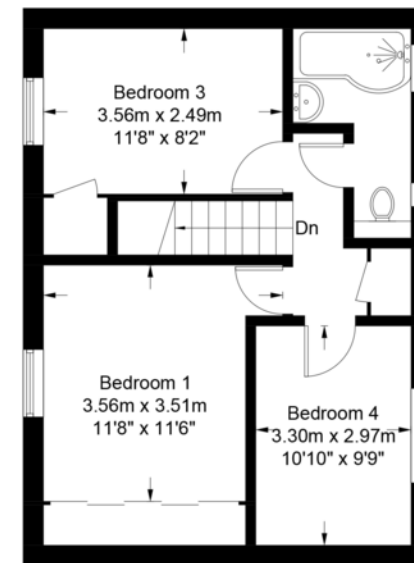
Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.



Approximate Gross Internal Area = 115.0 sq m / 1238 sq ft



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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