



WINDWHISTLE

10 Old Kennels Lane, Winchester, Hampshire, SO22 4JP

Carter Jonas

WINDWHISTLE, 10 OLD KENNELS LANE, WINCHESTER, HAMPSHIRE, SO22 4JP

- Four/five bedrooms
- Four/five receptions
- En-suites to bedrooms 1 & 2
- Family bathroom
- Kitchen/breakfast room
- Double garage
- Plot of 0.39 acres
- EPC rating D

DESCRIPTION

Located at the head of private driveway and set on a plot of 0.39 acre. The property has been extended and improved to provide over 2,212 sq ft of accommodation. The entrance door opens to the hallway, with stairs rising to the first floor and doors through to the sitting room, kitchen/breakfast, dining room (potential further bedroom), two further bedrooms and family bathroom, whilst the first floor has two double bedrooms accessed from the galleried landing. The whole property has been designed to maximise its elevated position with all principle rooms enjoying views over South Winchester Golf Course and beyond to Farley Mount.

OUTSIDE

Externally the property has ample driveway parking and double detached garage with motorised openings. The gardens wrap around the property with paths linking between raised beds, lawns and patio terraces.

TUCKED AWAY AT THE END OF A PRIVATE DRIVE, THIS HOME OFFERS PANORAMIC VIEWS OVER SOUTH WINCHESTER GOLF COURSE.



LOCATION

Olivers Battery is 3 miles to the southwest of the city and provides a good level of local amenities including a parade of shops, nearby supermarket and public transport links to Winchester. Ideally located for access to the M3, M27, A27, A303, A34 whilst the main line train station provides services to London Waterloo in under an hour. With schools for all age ranges, including Olivers Battery Primary School, St Peter's Catholic Primary School, Kings' School and Peter Symonds College.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity. A combination of solar PV and oil fired heating systems

Local Authority: Winchester City Council

Council Tax: Band F

Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

Viewings: Strictly by appointment with Carter Jonas, 01962 842742



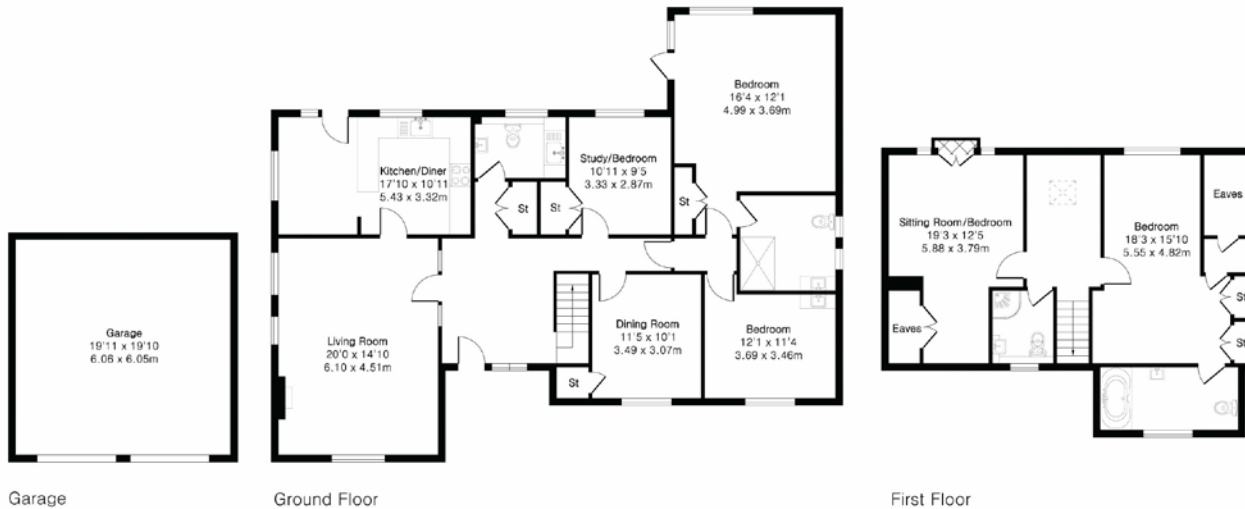


**Approximate Gross Internal Area 2186 sq ft - 203 sq m
(Excluding Garage)**

Ground Floor Area 1523 sq ft – 141 sq m

First Floor Area 663 sq ft – 62 sq m

Garage Area 395 sq ft – 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	72 C
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

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