



15 DAWN GARDENS
Winchester, Hampshire, SO22 4NS

Carter Jonas

15 DAWN GARDENS, WINCHESTER, HAMPSHIRE, SO22 4NS

- Two bedrooms
- Sitting room
- Kitchen
- Garage
- Ground floor
- Private front and rear gardens
- Two allocated car parking spaces
- Ground rent is £20 per annum with no maintenance or service charges
- Prestigious Sleepers Hill area
- EPC rating D

DESCRIPTION

Set in a quiet cul-de-sac in the desirable Sleepers Hill, this well-proportioned refurbished two-bedroom home offers comfortable single-storey living with generous room sizes and a practical layout. The dining/sitting room opens to the front garden, while the separate modern kitchen features white cabinetry and generous storage, integrated cooking appliances, dishwasher, washing machine and fridge freezer. Two generous-sized bedrooms sit to the rear of the property, one with patio doors leading out to the back garden. The family bathroom features a corner bath and up-and-over shower with screen.

OUTSIDE

The property enjoys a private, enclosed rear garden with raised beds, mature planting and a lawn bordered by mature planting, and patio, ideal for outdoor seating. A single garage and off-street private parking provides additional parking or storage. The front garden also has a patio ideal for morning sunshine.

A FANTASTIC SINGLE-STOREY HOME IN A QUIET CUL-DE-SAC WITH GENEROUS ROOMS, PRIVATE FRONT AND REAR GARDENS AND TWO ALLOCATED CAR PARKING SPACES



LOCATION

Winchester, the historic cathedral city, sits among rolling chalk downs and lush water meadows in the heart of Hampshire. Dawn Gardens is positioned to the west of the city, approximately one mile from both the city centre and Winchester railway station, which offers services to London Waterloo in around an hour. The area is also well connected for road and air travel, with Junctions 9, 10 and 11 of the M3 located close by, and Southampton Airport roughly 12 miles away.

ADDITIONAL INFORMATION

Tenure: Leasehold

Services: Mains electricity, water, drainage. Gas central heating.

Local Authority: Winchester City Council

Council Tax: Band D

Broadband: Fibre to the Cabinet (FTTC). For

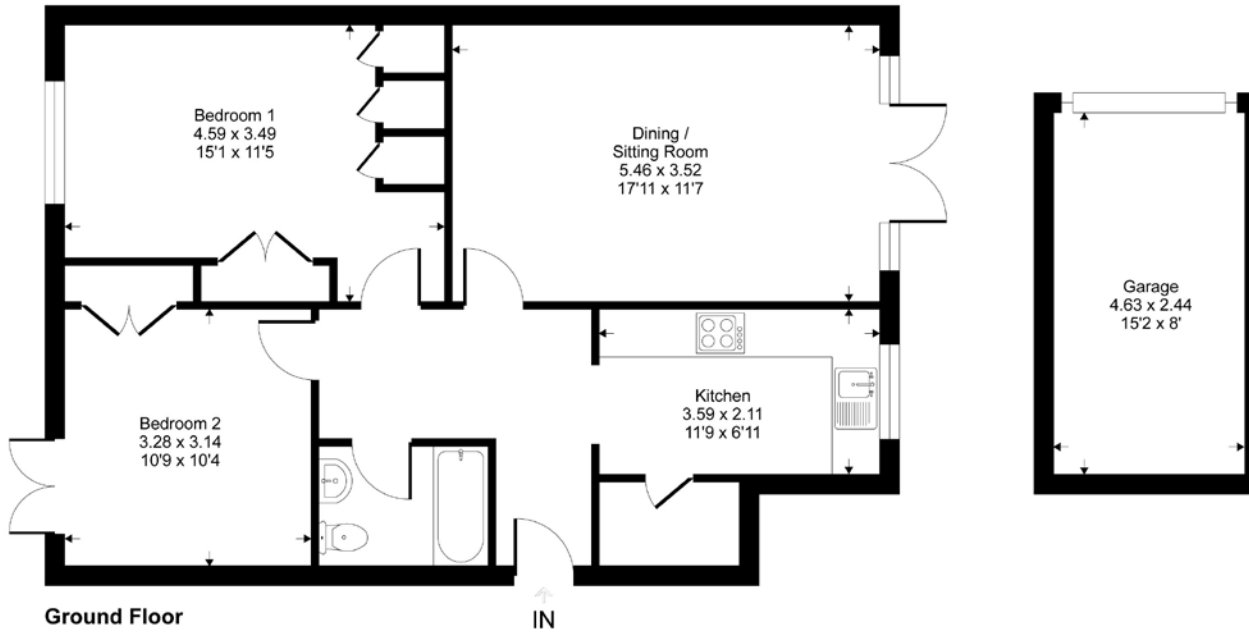
internet and mobile services check Ofcom's website.

Viewings: Strictly by appointment through the agent, Carter Jonas. 01962 842742



Dawn Gardens, SO22

Approximate Gross Internal Area = 71.4 sq m / 769 sq ft
 Approximate Garage Internal Area = 11.2 sq m / 121 sq ft
 Approximate Total Internal Area = 82.6 sq m / 890 sq ft



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 Produced for Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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