



10 MEADOW VIEW

Winchester, Hampshire, SO23 7FY

Carter Jonas

10 MEADOW VIEW, WINCHESTER, HAMPSHIRE, SO23 7FY

- Five bedrooms
- Versatile living space arranged over two floors
- Spacious sitting room
- Kitchen/diner
- Family room
- 1 mile from Winchester station and city centre
- Garage and driveway parking

DESCRIPTION

The property is attractively positioned with many rooms overlooking woodland. The current owners have enhanced the entrance with a delightful, oak-framed porch. The front door opens through to a spacious hallway, with stairs to the first floor and doors through to the family room, well-appointed kitchen/diner, sitting room, downstairs loo and utility room. The versatile family room is a dual aspect room with ample natural light. The kitchen/diner is well equipped with a range of built in appliances, including full height fridge and freezer, dual fuel Rangemaster cooker and dishwasher. The wrap around style of worksurfaces creates a natural divide between spaces, whilst the dining area opens onto the paved terrace and rear garden. The large sitting room is another dual aspect room with two sets of French doors opening onto the rear garden and terrace. On the first floor the galleried landing provides access to a family bathroom, four double bedrooms all with built in wardrobes and a further single bedroom, currently used as a study. The master bedroom has an ensuite shower room.

OUTSIDE

Outside there is a single garage and driveway parking, with electric vehicle charging point. The rear garden is south facing with a patio terrace and lawn. Established planting creates a subtle screening which provides a wonderful level of privacy, and raised beds are currently planted with an array of seasonal fruits and vegetables.

**WELL-PRESENTED DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION
NOT FAR FROM BOTH ST BEDE'S PRIMARY & THE WESTGATE SCHOOL**



LOCATION

The property is located on a quiet, no-through road that benefits from ample visitor parking and leads down to the meadow and play park. Just one mile north of the city, the property is ideally situated for the train station and easy access to bus and major road networks. The location benefits from first class schooling and the pretty riverside walk into the historic city centre.

ADDITIONAL INFORMATION

Tenure: Freehold excluding garage which is leasehold.

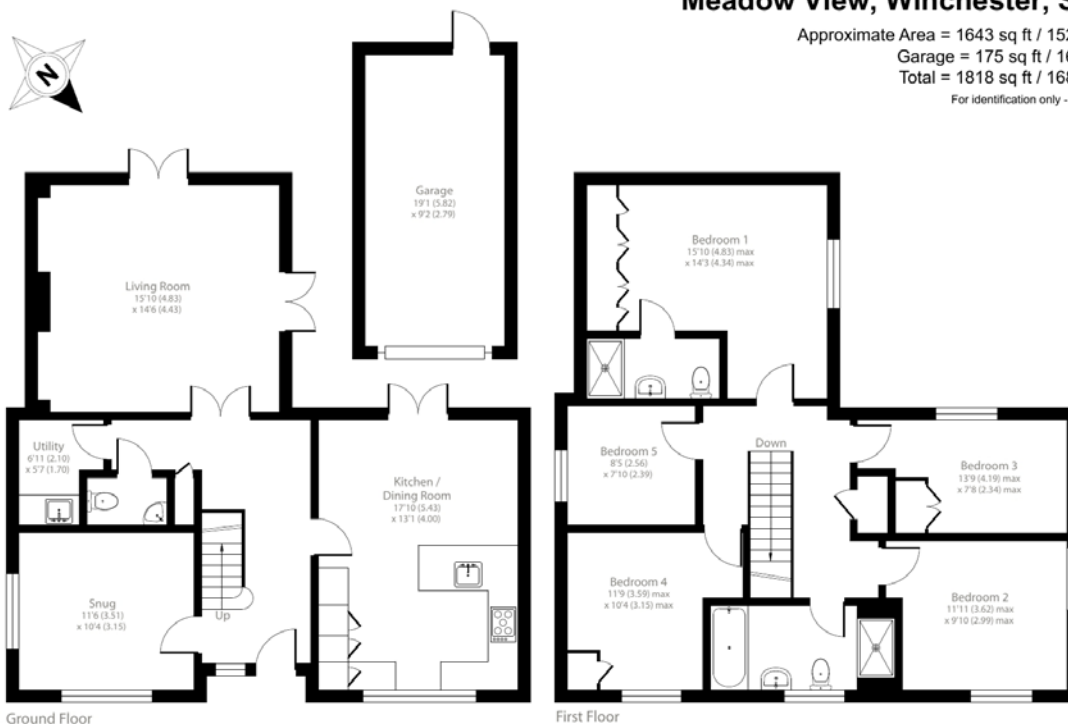
Services: Mains water, electricity, gas and drainage. Gas and electric central heating. Broadband: Fibre to the cabinet (FTTC). For internet and mobile services check Ofcom's website.

Local Authority: Winchester City Council. Council Tax Band: F.

Agent's Note: Garage is leasehold. Length of lease 999 years. Start date 1st January 2012. 987 years remaining. Ground rent: Peppercorn (if demanded). Estates Management Charge: c£300.

Viewings: Strictly by appointment with Carter Jonas. 01962 842742.





Meadow View, Winchester, SO23

Approximate Area = 1643 sq ft / 152.6 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 1818 sq ft / 168.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT INFORMATION

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