



DYBLES

Austin Drive, Winchester
£1,225,000

ADDRESS

4 Black Swan Buildings, Southgate Street

EMAIL

winchester@dybles.com

PHONE

01962 866644

WEB

www.dybles.com

Stunning and unique 5 bedroom detached home, located in the desirable Winchester Village.

Dybles are delighted to present to the market this grand family home, located in the desirable Winchester Village. Offering copious benefits, the home is ideal for a wide range of prospective purchasers. Winchester Village is conveniently located to a plethora of local amenities. These include (but are not limited to) transport links, fantastic local schools, walks as well as being a short distance from Winchester City Centre and it's thriving high street offering restaurants, shops and many more.

Upon entering the home, you are greeted by a well sized entrance hall and under stairs storage. To your left is a modern and light lounge/reception room, ideal for relaxing with family and friends. To the right is an additional reception room, currently being used as a home gym by the vendor. Flowing from this is the real hub of the home. An open breakfast/lounge/dining area boasting fantastic size and condition. Integrated white goods in the kitchen add further ease to the home as well as a utility and downstairs W/C space. Versatile and spacious, this room offers great flexibility to a homeowner.

The first floor will not disappoint, it offers four spacious double bedrooms. Two of these offer en suite shower rooms and additional fitted storage. The two rooms to the front of the home (one of which is currently dressed as a snug) boast great levels of light flooding through. The final composition of the first floor is a spacious family bathroom.

The second floor boasts a stunning master bedroom. Generous in size and features, the room offers a modern and light en suite bathroom as well as a walk in wardrobe space. The room has scope to offer an additional bedroom, currently this space is being used as another walk in wardrobe, equipped with fitted storage.

Externally, the home offers a wide range of features. To the front is a well maintained front garden and off road parking. To the rear is a landscaped garden space, boasting amazing levels of sun. The garden consists of a large patio area and laid turf, with an additional corner of the garden converted into a social seating area to maximise the high levels of sun the rear space attracts. Further to this is a large raised patio space, leading to the detached garage. Above this is versatile and well sized office/storage room, offering further fluidity for a buyer. An early viewing is highly recommended to avoid disappointment.



Detached House



5 bedrooms



4 bathrooms





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Austin Drive, Winchester, SO22

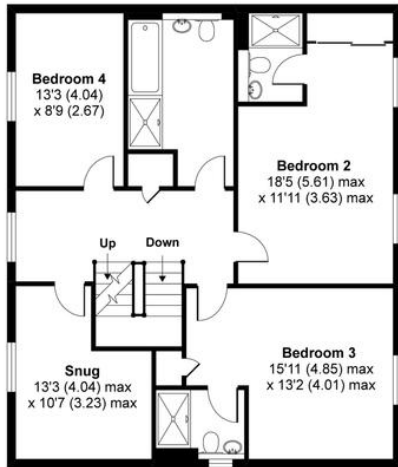
Approximate Area = 3039 sq ft / 282.3 sq m (includes garage)

Limited Use Area(s) = 17 sq ft / 1.5 sq m

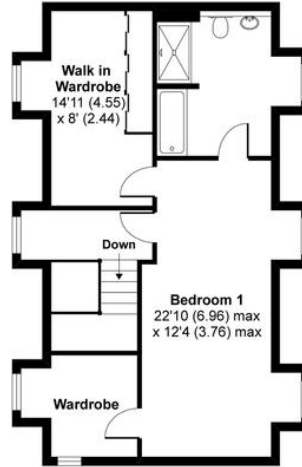
Outbuilding = 120 sq ft / 11.1 sq m

Total = 3176 sq ft / 295 sq m

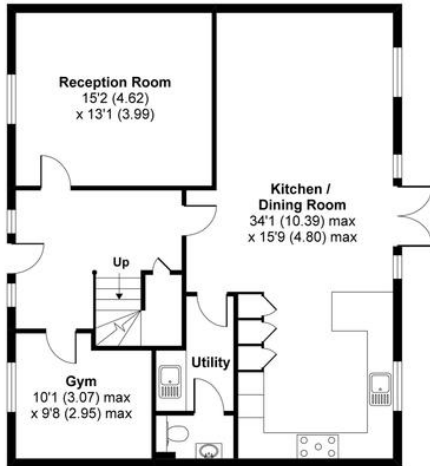
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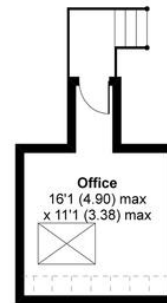
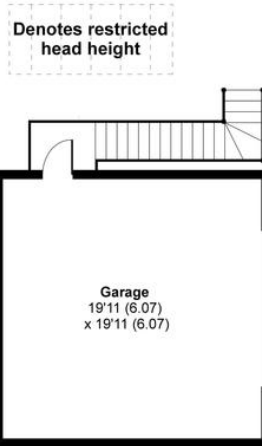
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Dybles. REF: 651139

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		86	91
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B		85	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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