

# Purdie & Swan

Lettings and Property Management



**Olivers Battery**  
**Winchester SO22 4JP**  
**Price: £3,950 PCM**





## Old Kennels Lane

Approximate Gross Internal Area  
**Main House = 2279 Sq Ft / 211.75 Sq M**  
**Garage = 143 Sq Ft / 13.28 Sq M**  
**Total = 2422 Sq Ft / 225.03 Sq M**  
 Includes areas with Restricted room height.



© www.propertyfocus.co | Professional Property Photography & Floorplans  
 This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

### AGENTS DETAILS

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We wish to inform you that these particulars, which are believed to be accurate, are set out for your guidance only, and do not constitute or form part of an offer or contract. You should satisfy yourself by inspection, searches, enquiries and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Purdie & Swan or the vendor or lessor. All measurements, distances and the proportions of the floor plans provided are approximate. We have not carried out a survey nor tested the services, appliances and specific fittings. Fixtures, fittings and furnishings are not included unless specifically described. It should not be assumed that the property remains as shown in the photographs. Amounts quoted are exclusive of VAT if applicable.

AMPLE DRIVEWAY PARKING \* GOOD EPC RATING \* LARGE PRIVATE GARDEN \* FANTASTIC, SPACIOUS CONTEMPORARY HOME \* INTEGRATED VACUUM SYSTEM \* UNDERFLOOR HEATING TO GROUND FLOOR \* WATER SOFTENER \* CAT6 CABLING \* SOLAR THERMAL PANELS \* BOILING HOT WATER TAP \* ONE YEAR FIXED TERM MINIMUM.

LARGE GARDEN AND DRIVEWAY PARKING A fantastic, contemporary home with stunning first floor countryside views both towards the Isle of Wight and across South Winchester golf course. Designed by a local architect, the owners built the property less than 10 years ago and it is incredibly spacious and particularly light. The property benefits from a good sized private garden with wide patio terrace and lawned area, an integral garage and driveway parking for several cars. It benefits from underfloor heating to the ground floor, CAT6 cabling throughout and very high Eco credentials. You enter the home into a light and airy hallway with vaulted ceiling and floor to ceiling windows. Off the hallway is a spacious kitchen dining room with French doors to the garden, a range of appliances including a boiling hot water tap, dishwasher, induction hob and double ovens, a built-in fridge/freezer and a dedicated larder. Sliding doors from the kitchen lead to a reception room which also benefits from doors to the rear. A separate and generously proportioned sitting room offers parquet flooring, ornamental fireplace as well as bifold doors to the garden. Additionally on the ground floor, is a home office/fifth bedroom, shower room and a utility/boot room with washing machine and separate dryer with a door to the outside. Upstairs there is a spacious main bedroom with dedicated dressing room and ensuite shower room, another large double bedroom with ensuite shower room, two further double bedrooms and family bathroom with bath and separate shower cubicle. Water softener, integrated vacuum system and solar thermal panels are some of the features this contemporary property has to offer along with a high EPC rating of B. Ideally situated within catchment and walking distance of both St Peter's and Oliver's Battery primary schools and Kings' secondary school. Gas central heating and hot water and all services are mains connected. No use of attic.

Postcode: SO22 4JP

Available: Early September 2024

Winchester City Council: Tax band G

EPC Rating: C

Unfurnished

A pet at the Landlords di

Available for one year minimum fixed tenancy

Deposit: £4557 (five weeks based on advertised rent)

Holding deposit: £911 (one week based on advertised rent)

Broadband available refer to the Ofcom Checker for more detail

Superfast Fibre Broadband – 64 -80 Mbps download speed

Standard Broadband – Up to 24 Mbps to download speed

Mobile Signal/Coverage (refer to the Ofcom Checker for more detail <https://checker.ofcom.org.uk/en-gb/mobile-coverage>):

Providers available with likely good coverage: Three, EE, O2, Vodafone

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