

Purdie & Swan

Lettings and Property Management



Alison Way, Central Winchester, SO22 5BT
Rent: £7500 PCM EPC Rating: D Council Tax Band: G

Property Features

DETACHED HOUSE * TWO PRIVATE PARKING SPACES * DIRECT ACCESS TO ORAM'S ARBOUR * WESTGATE SCHOOL * ENCLOSED GARDEN * CLOSE TO STATION * OPEN PLAN LIVING * BULTHAUP KITCHEN * ENGINEERED WOOD FLOORING * OVER FOUR FLOORS.

Description

This truly, exceptional detached house is situated on the edge of Oram's Arbour a stone's throw from the train station and on the edge of an exclusive development in the heart of the city. It is finished to an exceptionally high standard and in a contemporary style with engineered wood floors on the ground floor and bespoke shutters throughout. It offers two private allocated parking spaces and a private oasis of a garden with direct access onto Oram's Arbour. The house is arranged over four floors, and the ground floor is mainly open plan with sliding bi-fold doors to the garden bringing the outside in. You enter the house into a large entrance hall, there is a stunning kitchen/sitting room with a Bulthaup kitchen with integrated appliances and lots of storage. The ground floor also includes a study, family room and dining area off the kitchen. A utility and shower room complete the ground floor. On the first floor is a drawing room with a balcony off and the principal bedroom with bespoke wardrobes concealing an ensuite bathroom. There are three further double bedroom one with an ensuite shower room and a family bathroom. The top floor lends itself to either a sixth bedroom or a wonderful "working from home" space. There is also some visitors parking spaces on a first come first serve basis. Has central heating and hot water and all services are mains connected.

Additional Information

Postcode: SO22 5BT

Available: Early December 2025

Deposit: £8653 (five weeks based on advertised rent)

Holding deposit: £1730 (one week based on advertised rent)

Winchester City Council: Tax Band G

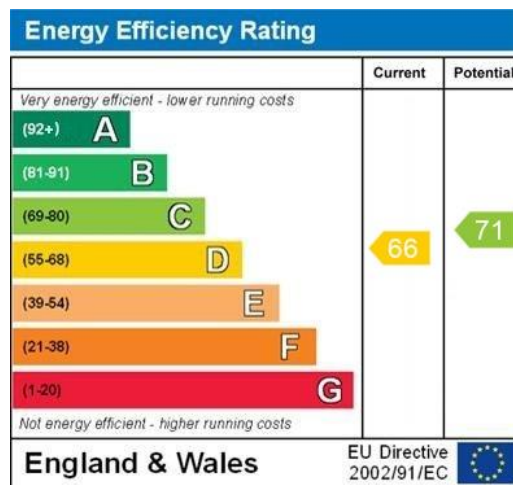
EPC Rating: D

Unfurnished

No pets

Broadband available - refer to the Ofcom Checker for more detail

Mobile Signal/Coverage - refer to the Ofcom Checker for more detail



WWW.EPC4U.COM

AGENTS DETAILS

T - 01962 842155

E - katherine@purdieandswan.co.uk

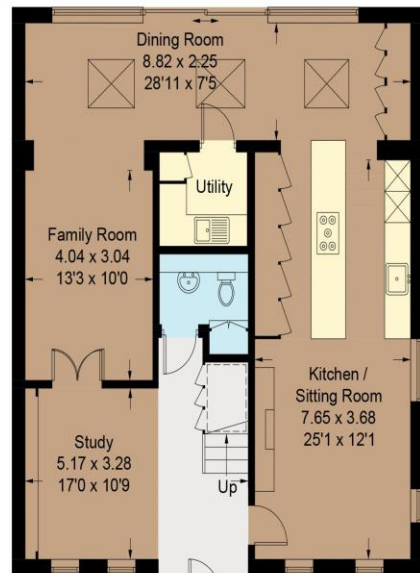
W - www.purdieandswan.co.uk

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.

Approximate Gross Internal Area = 256 sq m / 2755 sq ft
 Bin Store = 0.8 sq m / 9 sq ft
 Total = 256.8 sq m / 2764 sq ft



- = Kitchen
- = Bathroom / En Suite
- = Reception Room
- = Bedroom
- = Other Areas

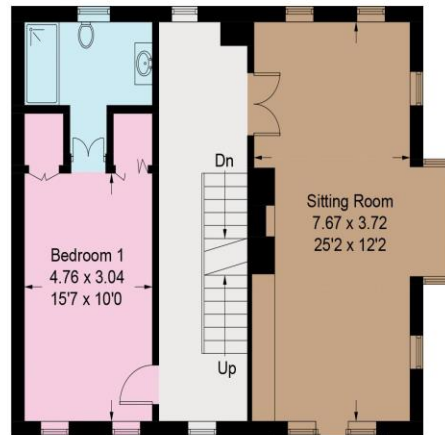


Ground Floor



(Not Shown In Actual
Location / Orientation)

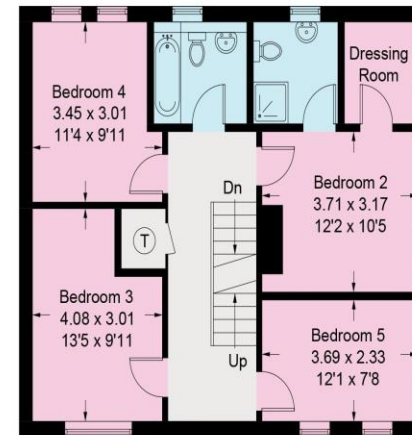
= Reduced headroom below 1.5m / 5'0



First Floor



Third Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1226053)

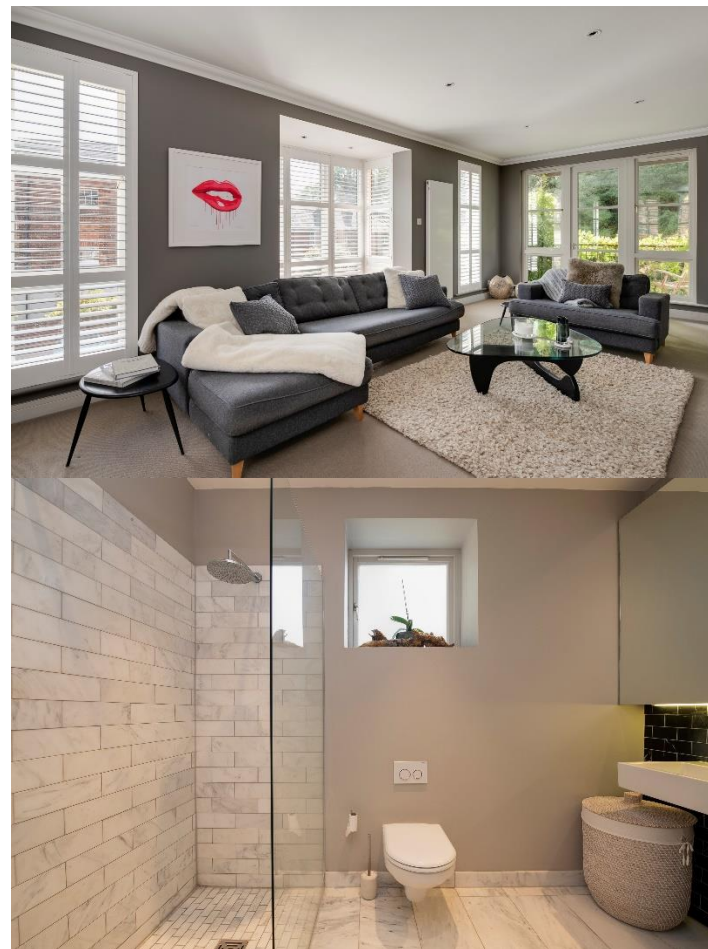
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