



11 Crescent Close, Winchester - SO22 4EX

Guide Price £600,000

WHITE & GUARD

11 Crescent Close

Winchester

This great sized three bedroom detached bungalow offers panoramic views across St Catherines hill and beyond and is set in a quiet cul de sac in the highly sought after area of Olivers Battery, which is located on the fringe of Winchester city centre, making this both a tranquil and very convenient location. The property boasts a great sized hallway, lounge with a large window that offers views, Modern dual aspect kitchen/diner/family room with bifold doors to the rear garden, Family bathroom and three good sized bedrooms with the master benefitting from an en suite shower room. Outside you will find a driveway that offers parking for several cars that leads up to the garage and landscaped front and rear gardens. fully appreciate both the property's location, views and the accommodation on offer, an early viewing comes highly recommended

LOCATION

The property is set within a quiet cul de sac in the highly sought after area of Olivers Battery which has local amenities on your doorstep and is only minutes away from the thriving city of Winchester. Winchester benefits from a plethora of restaurants, bars, cafes and shops, as well as a mainline train station to London Waterloo, historical sites including the famous Winchester cathedral as well as excellent links to the M3, A34 and M27. The school catchment is highly regarded, with further private schooling available a short distance away at Winchester College or Pilgrim's Preparatory.

- WINCHESTER COUNCIL BAND E
- FREEHOLD
- EPC RATING C
- THREE BEDROOM DETACHED BUNGALOW
- KITCHEN DINER FAMILY ROOM
- ENSUITE TO MASTER BEDROOM
- GARAGE AND DRIVEWAY
- LANDSCAPED GARDENS





INSIDE

upon entering the property, you are welcomed by the good sized entrance hall which runs through the centre of the property with doors to all the rooms. The kitchen has been extended and is dual aspect with a double glazed window to the side aspect and bifold doors that open up onto the patio area and rear garden for alfresco dining, all making the room feel light and airy. It has been fitted with a range of gloss grey eye level cupboards and matching base units with granite work surfaces and upstands, an inset stainless-steel sink and central island breakfast bar. There are two fitted stainless steel ovens, built in microwave and induction hob with an extractor hood over, as well as spaces for an American style fridge freezer, dishwasher and wine chiller. The lounge is to the front of the property and has a large double glazed window to the front aspect which has stunning views across St Catherines hill and beyond. The master bedroom is a good sized double with a double glazed window to the rear aspect that overlooks the garden and a door into the en suite, which has been fitted with a modern white three piece suite comprising of a double shower unit, pedestal wash hand basin and a low level W/C. Both bedrooms two and three are also double rooms with bedroom two benefitting from a front aspect window with views and bedroom three having a door into a store which could be converted into another en suite. The family bathroom has an obscured double glazed window to the side aspect and has been fitted with a modern white three piece suite comprising a p shaped bath, a gloss white vanity unit with storage beneath and an inset sink with chrome mixer tap, a low level W/C and complimentary tiling to the walls and floor.

OUTSIDE

To the front of the property there is a good sized driveway which provides off road parking for numerous vehicles which leads up to the garage. There is a door into the lean too which in turn has doors to both the kitchen and into the rear garden. The rear garden has been landscaped and mainly laid to patio with a raised flower bed and a further artificial lawned area. The front garden has been enclosed by a dwarf wall and has been mainly laid to artificial lawn with flower and shrub borders.



SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard

Boardband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed
Up to 76 Mbps download speed. This is based on information provided by Openreach.

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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



rightmove

PRS Property Redress Scheme

Zoopla



GROUND FLOOR 1301 sq.ft. (120.9 sq.m.) approx.



TOTAL FLOOR AREA: 1301 sq.ft. (120.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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