



1 Keats Close, Winchester, Hampshire SO22 4HR
Guide Price £900,000 Freehold



1 Keats Close, Olivers Battery

4 Bedrooms, 3 Bathrooms

Guide Price £900,000

- Attractive detached family home with far reaching views
- Recently refitted kitchen/breakfast room with a wealth of integrated appliances
- Three further reception rooms
- Principal bedroom with fitted wardrobes and ensuite shower room
- Guest bedroom with ensuite wet room
- Two further double bedrooms and spacious family bathroom
- Utility Room and Cloakroom
- Secluded rear garden with terrace and lawn
- Double garage, electric car charging point, and additional driveway parking
- Close to local shops
- In catchment for John Keble CofE and Olivers Battery Primary Schools and Kings Senior School
- Council tax band F, EPC band D



1 KEATS CLOSE, OLIVERS BATTERY, SO22 4HR

Attractive and deceptively spacious extended family home with far reaching views set within the sought after area of Olivers Battery, within walking distance of local schools and shops.

Olivers Battery is a popular suburb of Winchester, with a parade of local shops, regular bus service, excellent schools; and there is a large Sainsburys supermarket, and doctors surgery nearby at Badger Farm. This property falls within the enviable school catchment areas of both Olivers Battery and John Keble CofE Primary Schools, and Kings Senior School.

A welcoming entrance hallway with attractive Amtico flooring throughout leads to all main downstairs rooms.

KITCHEN/DINING ROOM: The hub of this home is clearly the contemporary and recently refitted kitchen/breakfast room.

This has been designed by Winchester Kitchens and features a wealth of fitted navy blue and soft grey units and appliances which include a coffee machine, twin electric ovens, induction hob with inset extractor fan, separate gas ring burner ideal for wok or griddle cooking, microwave oven and warming drawer, American style fridge freezer, Quooker tap offering boiling water and chilled still and carbonated water, and built in larder cupboards, which have useful fitted power points. These are built around an attractive curved centre island with breakfast bar under a quartz work surface, and fitted USB points, under a trio of contemporary French navy and bronze downlighters.

There is striking herringbone style Karndean flooring, which follows through to the utility area, from where there is a door to the garage.





RECEPTION ROOMS:

The sitting room has a charming fireplace, with oak mantle and granite hearth, and deep picture window to the front of the property.

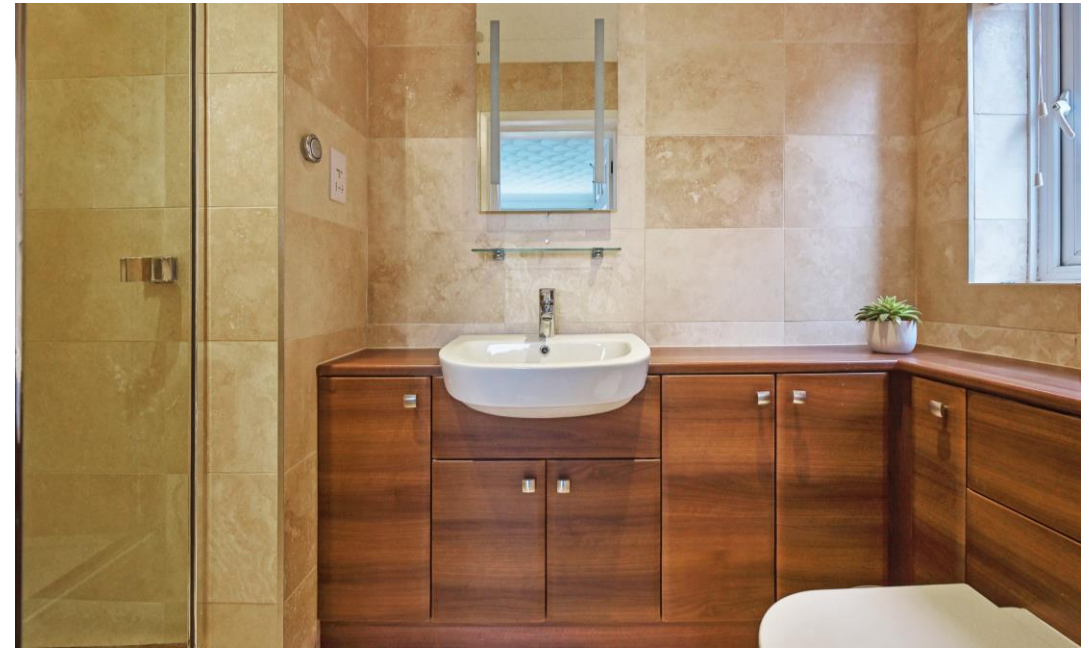
From here, glazed double doors lead into the family room, which has ample space for a large dining table, and sofa areas.

From the hallway, there is also a useful study, which overlooks the front entrance, and large walk-in coats cupboard leading to the cloakroom.





PRINCIPAL BEDROOM: The principal bedroom has a wall of fitted wardrobes, and leads through to the modern ensuite shower room, with a deep walk-in shower cubicle and white basin inset into chocolate brown vanity unit and cupboards.





LANDING: Upstairs, there is an unusually spacious landing, with ample room for a study area or library space, and a linen cupboard fitted with a newly replaced hot water cylinder.

GUEST BEDROOM AND ENSUITE: The guest bedroom also has an ensuite 'wet room'.

ADDITIONAL BEDROOMS AND FAMILY BATHROOM: There are two further double bedrooms and a family bathroom featuring a double ended acrylic bath.





GARDEN:

Outside, to the front of the property, there are Indian sandstone steps and pathways leading to the front door.

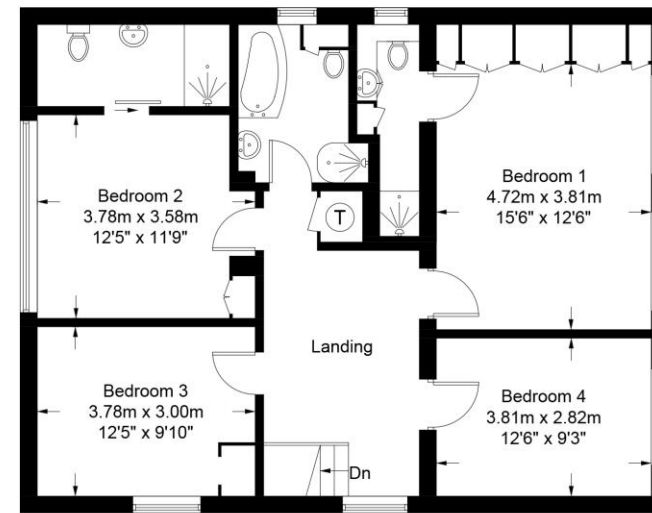
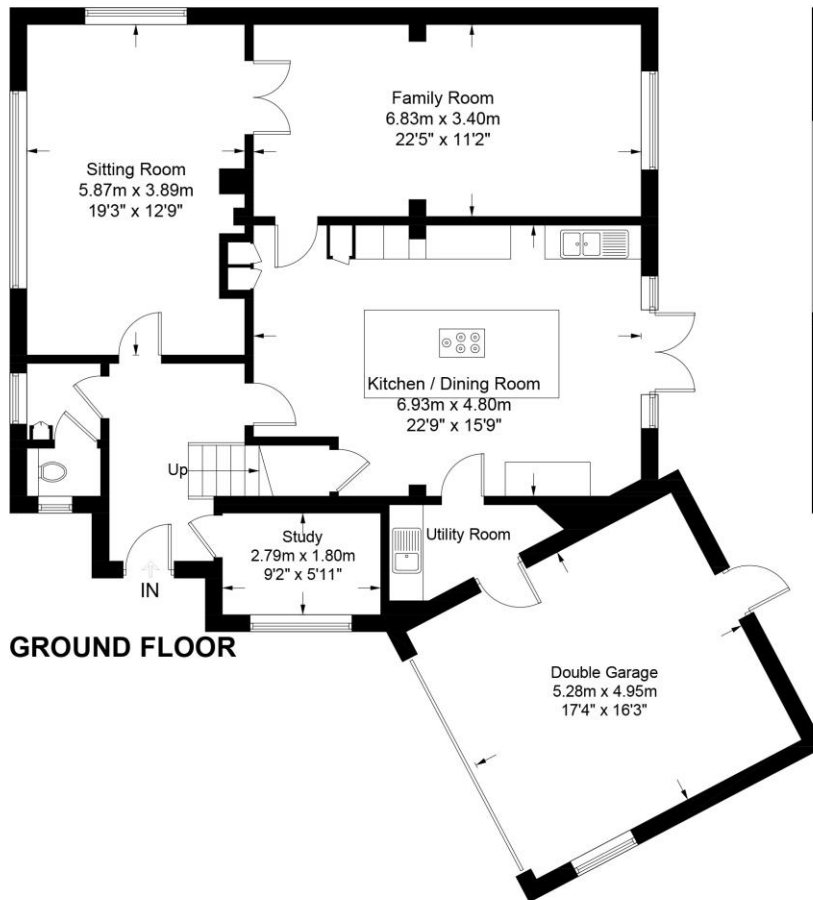
To the side, there is driveway parking and double garage which has an electric roller door, and electric car charging point.

Within the garage, there is a side door into the utility room, and rear door and window, to the garden, There is also an external IP rated power point.

To the rear, the garden is secluded, with a deep paved terrace leading onto the lawn, and a charming cherry tree to the side of the property.



Approximate Gross Internal Area = 222.5 sq m / 2395 sq ft
(Including Garage)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1052086)

MAC NKS

4 Romsey Road • Winchester • SO23 8TP
T: 01962 843346 • E: winchester@martinco.com

01962 843346
<http://www.martinco.com>


MARTIN&CO

Accuracy: 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.