



**2 Farley Close, Winchester, SO22 4JH**  
Guide Price £695,000 Freehold





## 2 Farley Close, Olivers Battery

4 Bedrooms, 2 Bathrooms

**Guide Price £695,000**

- Attractive four bedroom detached family home with far reaching views
- Kitchen/dining room with doors to garden
- Sitting room with woodburning stove and doors to conservatory
- Conservatory with doors to garden
- Principal Bedroom with fitted wardrobes and ensuite bathroom
- Three further bedrooms with family bathroom
- Southerly and westerly facing rear gardens with potting shed and greenhouse
- Close to local shops and bus routes
- In catchment for Kings School, Olivers Battery Primary School and John Keble CofE School
- Council Tax Band E, EPC Band D





**2 FARLEY CLOSE,  
OLIVERS BATTERY, SO22 4JH**

An attractive detached four bedroomed chalet bungalow set within a quiet cul de sac in the popular residential area of Olivers Battery.

This 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.

The property is located a few minutes' walk from Olivers Battery recreation ground with its playground, tennis/basketball courts and the open countryside; and falls within the enviable school catchment areas of both Olivers Battery and John Keble CofE Primary Schools, and Kings Senior School.

This property is set back behind a front garden bordered by a well maintained beech hedge, with lawn, garage and an area for parking. The front door opens into a beautifully bright sun room, and through into a welcoming entrance hall.

**KITCHEN/DINING ROOM:** The entrance hall is ideal for a study area and is fitted with a useful cabinet fitted with drawers, shelving and a desk area. The kitchen runs the depth of the property and is fitted with a wealth of wooden cabinetry, painted in a soft sage, under Granite Transformations worktops. There are two John Lewis double electric ovens, and fitted gas hob inset into a storage alcove, with an extractor fan above. The kitchen wraps around into the dining area, and both the kitchen and dining areas share a wall of windows and doors to the garden.







**SITTING ROOM AND CONSERVATORY:** The sitting room also runs the depth of the house, with a large woodburning stove inset into a slate hearth with slate mantle shelf above. There are windows overlooking the front garden, and double doors lead into the conservatory. The conservatory is a wonderfully sunny room, flooded with light courtesy of windows facing both south and west.







**PRINCIPAL BEDROOM:** From the main entrance hall, stairs lead up into the principal bedroom, which has a range of fitted cupboards built into the eaves. From here, there is a large ensuite bathroom, leading to the store/attic space, which is immensely capacious and has power and light.



**BEDROOMS AND FAMILY BATHROOM:** From the sitting room, a door opens into an inner hallway which in turn leads through to the bedroom area. There are three bedrooms on the ground floor, one of which currently is used as a sewing studio and has plumbing for the washing machine and tumble dryer. The family bathroom is a fabulous size and is fitted with a jacuzzi bath and a separate shower cubicle.





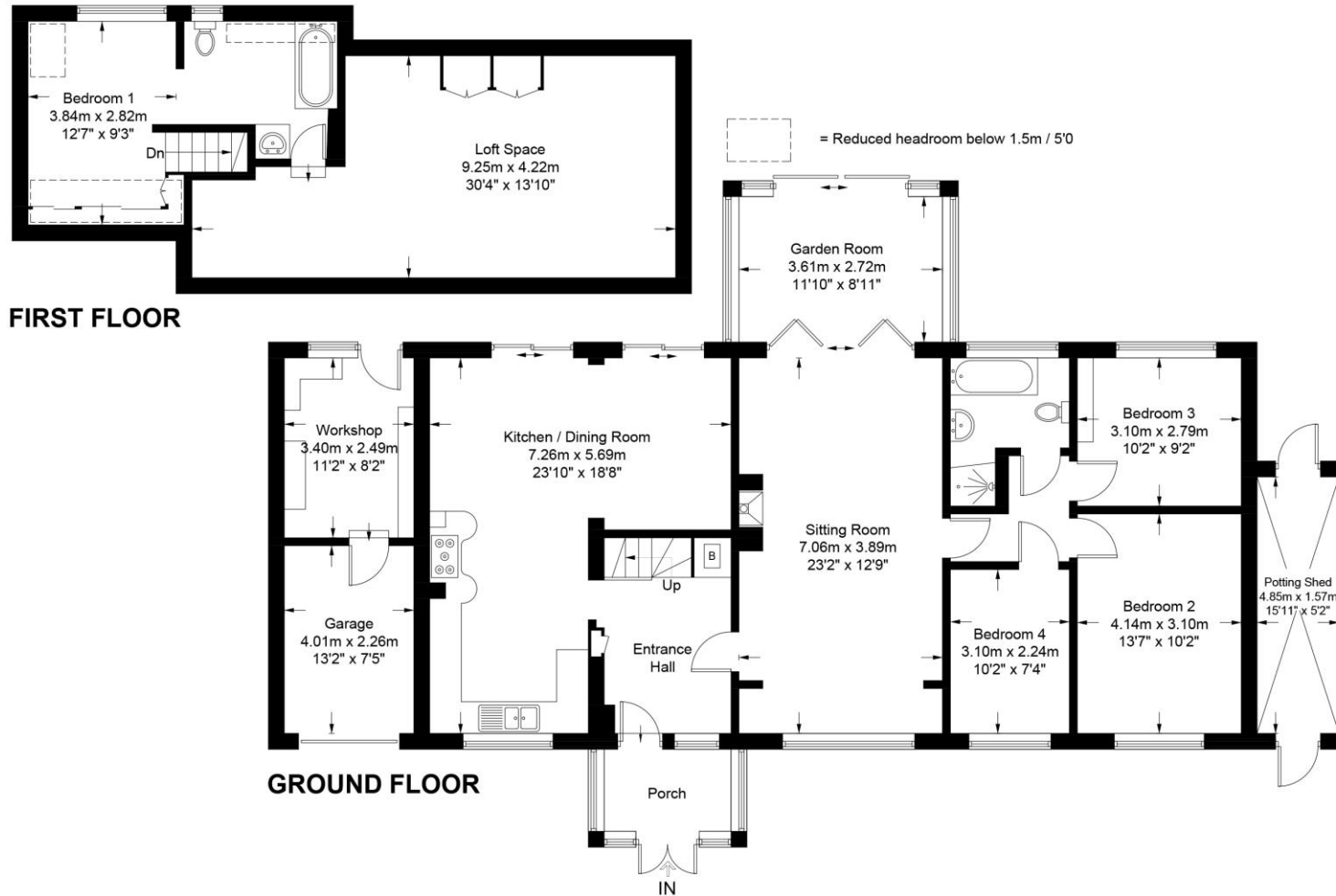


**GARDEN:** Outside, the westerly facing garden captures sun from the south and the west, making it an ideal aspect. It is largely square shaped, and offers mature shrubs and ornamental trees, and is laid out with a number of patio areas interspersed with lawns and there is a garden pond. To one side is a large potting shed and greenhouse, and to the other side is the entrance to the garage/workshop.





Approximate Gross Internal Area = 178.3 sq m / 1919 sq ft  
 Outbuildings = 25.3 sq m / 272 sq ft (Including Garage)  
 Total = 203.6 sq m / 2191 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
 Created by Emzo Marketing (ID 1149046)

## MAC NKS

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

# 01962 843346

<http://www.martinco.com>

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