



**29 Mount View Road, Winchester, Hampshire, SO22 4JJ**  
Guide Price £825,000 Freehold





**29 Mount View Road, Winchester,  
SO22 4JJ**

4 Bedrooms, 2 Bathrooms

**Guide Price £825,000**

- Attractive double fronted house in sought-after no through road
- Well-fitted kitchen/breakfast room boasting glorious views, and side door to garden
- Sitting room with open fire
- Dining room with feature fireplace
- Split level landing
- Principal bedroom with fitted wardrobes and far-reaching views
- Three further bedrooms, two of which are large double rooms
- Family bathroom and separate shower room
- Utility room and cloakroom
- Exquisite gardens set within an overall plot of approx. 0.23 acres
- In catchment for Kings' School, Oliver's Battery and John Keble CofE School





**29 MOUNT VIEW ROAD  
WINCHESTER, SO22 4JJ**

A wonderfully located detached 1930s family home, set towards the end of a quiet no through road, and with wonderful far reaching views and extensive gardens.

Oliver's Battery is a popular suburb of Winchester, with a parade of local shops, a regular bus service and excellent schools. There is a large Sainsburys supermarket, and doctors' surgery nearby at Badger Farm.

This property falls within the enviable school catchment areas of both Oliver's Battery and John Keble CofE Primary Schools, and Kings' School. It is also a short walk to St Peter's Catholic Primary School.

**THE PROPERTY:**

The front door opens into an inner hallway with a useful cloakroom, from where there is a door into the central hallway which has an attractive turned staircase and leads to all main downstairs rooms. The sitting room has a large bay window overlooking the front garden, and an open fireplace. The dining room also has a large bay window overlooking the front garden, and a feature fireplace which offers a charming focal point to the room.

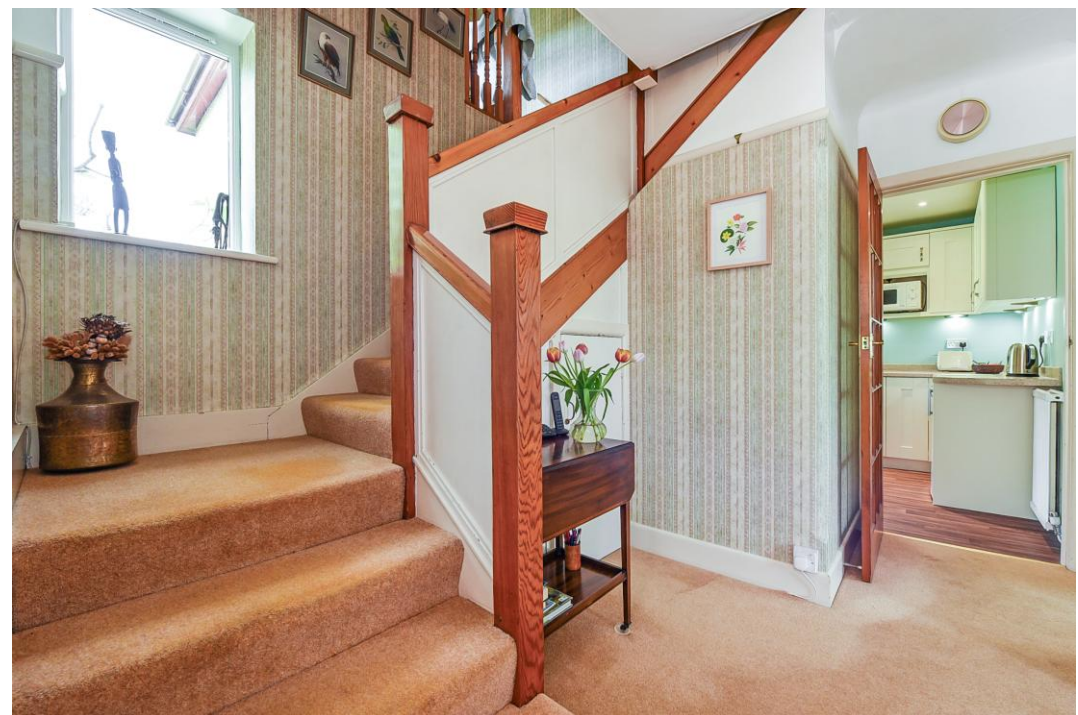
However, the moment you enter the kitchen/breakfast room, your breath is quite taken away by the large window running across the rear of the property offering expansive far reaching views from the garden towards the fields and open countryside in the distance.

The kitchen is fitted with a range of modern cabinetry, a walk in pantry, and is separated from the breakfast area by a useful breakfast bar.

From here, there is space for a large breakfast table, where you can sit to enjoy the views of the garden. There is a side door to the garden, and also a door to the utility room from where one can access the garden and the extended garage.











Upstairs the staircase charmingly splits to create two bedroom areas. The principal bedroom is a large double room with windows to the gardens. It benefits from a range of wooden wardrobe cupboards and its L shape provides an ideal space for a dressing table. There is a spacious shower room on this side of the house, which could be incorporated into the main bedroom if required. On the other side of the staircase, there are three further bedrooms, two of which are double bedrooms, and a family bathroom.







**GARDENS:** The front of the property has a lawned area, and parking area to the front of the garage. The rear garden is a particular joy, being extremely private, with a paved area leading to the lawns, vegetable patches and a wildlife pond. The overall plot area of this property is approx. 0.23 acres.



**PROPERTY INFORMATION:**

**CONSTRUCTION:** Built 1938. Traditional brick construction under tiled roof

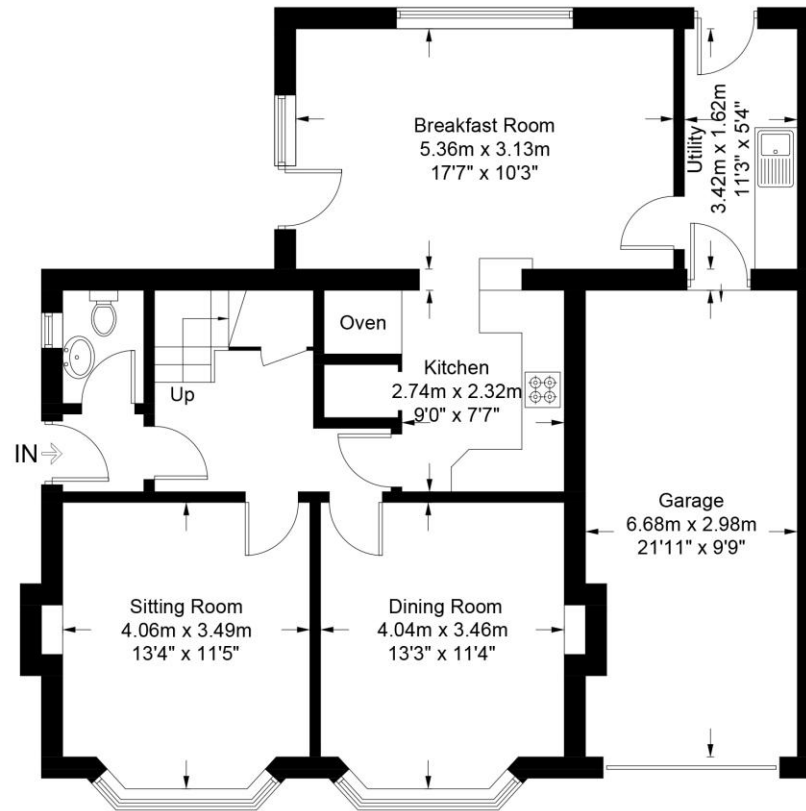
**BROADBAND:** (Source Ofcom) Ultrafast Broadband is available, 1000mbps download, 100mbp upload. **TENURE:** Freehold. Council Tax Band F, EPC Band C; **HEATING:** Gas central heating

**FLOODING** (Source Govt Environment Agency) Ground water, surface water, and rivers & seas, Very Low Risk

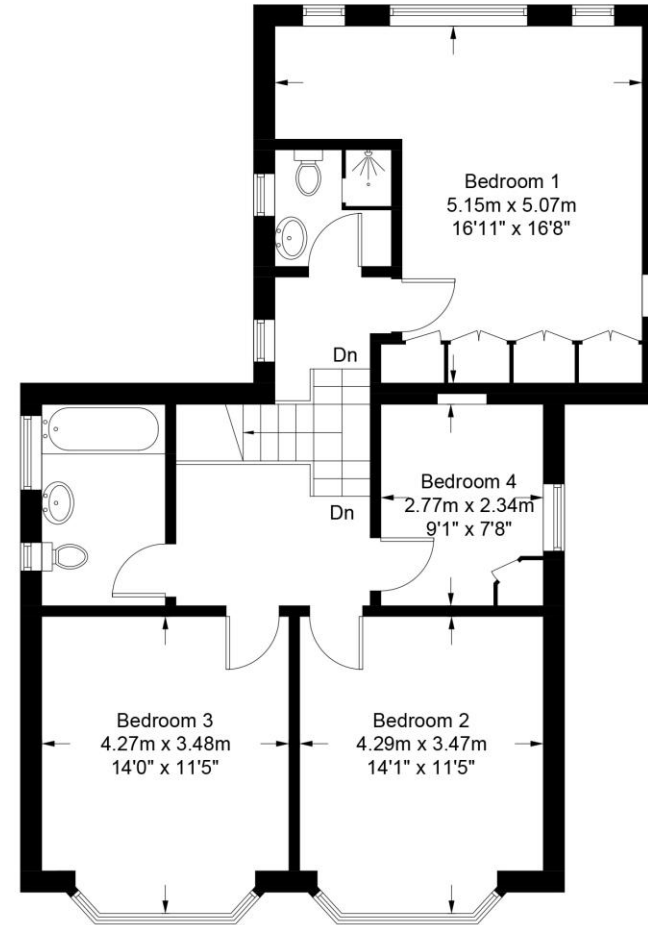
**PARKING:** The property has driveway and garage parking, in addition to parking being available in the road



Approximate Gross Internal Area = 174.5 sq m / 1878 sq ft  
(Including Garage)



GROUND FLOOR



FIRST FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzo Marketing (ID1193862)

## Martin & Co Winchester

64 Parchment Street • • Winchester • SO23 8AT  
T: 01962 843346 • E: winchester@martinco.com

# 01962 843346

<http://www.martinco.com>

**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.

**MARTIN&CO**