



**Connells**

Olivers Battery Gardens  
Winchester





## Property Description

This attractively positioned park home offers refined single-level living complemented by well-maintained outdoor spaces. Accessed via a discreet side entrance, the property opens into a neat entrance hall with a fitted storage cupboard housing the Worcester boiler. The lounge is a standout feature, filled with natural light from elegant front-aspect bay windows, further enhanced by a side window, a charming mantelpiece and a sliding door providing seamless access to the exterior. The kitchen enjoys dual side windows and is thoughtfully arranged with integrated oven, hob and extractor, alongside space for a washing machine. The principal bedroom benefits from a side-aspect window and two fitted wardrobes, offering excellent storage and the opportunity for personal finishing touches. The bathroom is well-appointed with a bath, wall-mounted shower, vanity unit with sink and mirror. Outside, the front garden features a paved pathway wrapping around the home with manicured green space, while the rear garden provides a private patio area enclosed by fencing, ideal for relaxed outdoor seating. Additional highlights include an outside tap, internal electric supply and a discreet green storage shed. Exclusively for the over 55s, this park home provides allocated parking, visitor spaces, and excellent access to local amenities. Please note that this property is age-restricted and does not allow dogs.

## Entrance Hall

Discreet side entrance with fitted storage cupboard housing the worcester boiler..

## Lounge

Bright and welcoming reception space with front-aspect bay windows, side window, attractive mantelpiece and sliding door to the exterior.

## Kitchen

Well-appointed kitchen with dual side windows, integrated oven, hob and extractor, and space for a washing machine.

## Bedroom 1

Comfortable double bedroom featuring a side-aspect window, two fitted wardrobes and scope to personalise flooring.

## Bathroom

Tastefully arranged bathroom with bath, wall-mounted shower, vanity unit with sink and mirror.

## Front Garden

Attractive paved pathway wrapping around the home with neatly maintained green space.

## Rear Garden

Private patio seating area enclosed by fencing, complemented by a discreet green storage shed and outside tap















Total floor area 40.4 m<sup>2</sup> (435 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01794 830 833**  
**E [romsey@connells.co.uk](mailto:romsey@connells.co.uk)**

13a The Hundred  
 ROMSEY SO51 8GD

EPC Rating: Council Tax  
 Exempt Band: A

Tenure:

**view this property online [connells.co.uk/Property/ROM306873](http://connells.co.uk/Property/ROM306873)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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