





# Olivers Battery Gardens Winchester SO22 4HG

for sale  
**£270,000**



## Property Description

Discover your dream haven in this modern and meticulously maintained two-bedroom park home in the highly desirable Oliver's Battery, Winchester.

Situated on a corner plot, this property offers a bright and airy atmosphere throughout. Two reception rooms provide ample living space, complemented by a fully-equipped fitted kitchen with integrated appliances. Unwind in the comfort of the primary suite with its own en-suite shower room, while both bedrooms benefit from convenient built-in wardrobes and access to the main bathroom.

Enjoy peace of mind with a secure, enclosed garden and breathtaking views of the surrounding countryside. 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.

## Lounge

19' 4" x 10' 11" ( 5.89m x 3.33m )

A bright and spacious room with carpet flooring, two bay windows to the rear aspect, feature electric fireplace and window to the side aspect.

## Kitchen

12' 1" x 10' 3" ( 3.68m x 3.12m )

Modern fitted kitchen with integrated appliances, inset spot lighting, space and plumbing for washing machine, space for tumble dryer, slate tile effect vinyl flooring, breakfast bar and window and door to the

side aspect.

## Dining Room

12' 3" x 9' 8" ( 3.73m x 2.95m )

Slate effect vinyl flooring, sliding doors to the rear garden and double doors to the lounge.

## Bedroom One

9' 5" x 8' 10" ( 2.87m x 2.69m )

Carpet flooring, built in double wardrobes, window to the side aspect and access to the en-suite.

## En-Suite

Modern and stylish en-suite shower room with vanity unit hand wash basin, WC, walk in shower cubicle, slate effect vinyl flooring and window to the side aspect.

## Bedroom Two

10' 3" x 9' 4" max ( 3.12m x 2.84m max )

Carpet flooring, built in wardrobe and window to the front aspect.

## Bathroom

Modern and stylish bathroom with WC, hand wash basin with vanity unit, bath with shower over, slate effect vinyl flooring and window to the side aspect.

## External Features

Situated on a corner plot with paved areas

and lawn areas. The property has stunning countryside views, parking and a fenced garden to the rear.

## Location

Situated in the popular location of Southview Park, Oliver's Battery, Winchester. Oliver's Battery is known for its scenic views and peaceful atmosphere. It offers a tranquil living environment while being conveniently located within a short commute to the historic city of Winchester. The area boasts excellent transport links and is close to local amenities, making it an ideal location for residents seeking both convenience and natural beauty.

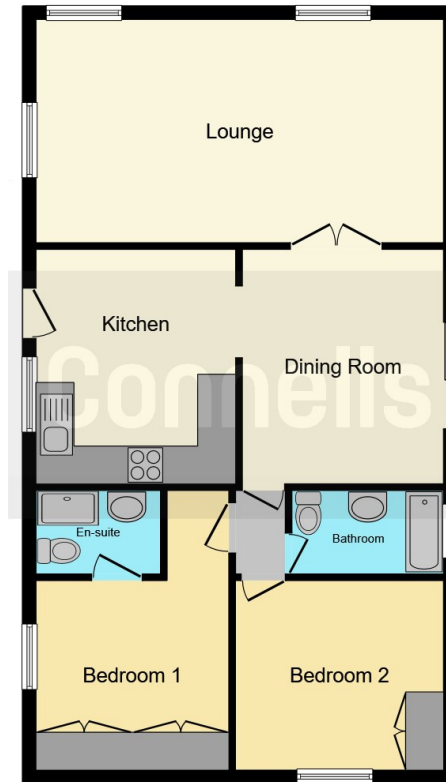












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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: Exempt  
 Council Tax Band: A

Tenure:

**view this property online [connells.co.uk/Property/ROM306704](http://connells.co.uk/Property/ROM306704)**

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.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ROM306704 - 0008