



Kokanee, 6a Mount Close, Winchester, SO22 6ET
Guide Price £925,000 Freehold



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5 Bedrooms, 3 Bathrooms

Guide Price £925,000

- A substantial five bedroomed detached family home of over 2500 sq ft
- Versatile accommodation offering flexible and adaptable living and bedroom spaces over two floors
- Four/five bedrooms with three/four reception rooms
- Spacious kitchen/breakfast room with central island and breakfast bar, flowing through to dining room
- Dining room with doors to fenced play garden and to rear garden
- 23' sitting room with woodburning stove and doors to garden
- Further flexible rooms, ideal as bedrooms or living rooms
- Three double bedrooms and family bathroom on first floor
- Gardens wrap around the property with play areas and above ground heated swimming pool
- Garage and gated parking for several cars



**KOKANEE,
6A MOUNT CLOSE
WINCHESTER,
SO22 6ET**

A substantial and highly versatile, detached family home of over 2,500 sq ft, offering four/five bedrooms, generous open-plan living space, wraparound gardens, a swimming pool, garage and extensive gated parking.

At the heart of the house is the spacious kitchen/breakfast room, arranged around a large central island with breakfast-bar seating and opening naturally into the adjoining dining room.

Together they create a sociable everyday living space with plenty of room for family and friends.

Doors from the dining room lead to a separate, enclosed area of garden which works particularly well as a children's play area, while there is also access through to the principal rear garden.

A lobby to the rear of the dining room provides access to a modern shower room and into the garage, the rear of which is currently configured as a useful utility room with extra storage cupboards and space for both washing machine and tumble dryer.





The sitting room is another real feature of Kokanee. At more than 23 feet in length, it is an exceptionally generous room, with a woodburning stove providing a focal point for the colder months and doors opening directly onto the garden for summer living.



Further rooms on the ground floor provide considerable flexibility. Alongside the family room are three additional rooms which can be arranged as bedrooms, studies or further reception rooms according to the needs of the household. A ground-floor bathroom and further separate shower room adds to the practicality of this arrangement and makes the house particularly suitable for anyone requiring bedroom and bathroom facilities without needing to use the stairs.





Upstairs are three further double bedrooms together with the family bathroom.



The combination of substantial ground-floor accommodation and three first-floor bedrooms is one of the property's greatest strengths, allowing the way the house is used to evolve as family requirements change.





HISTORY AND FUN FACTS:

Kokanee is an individual detached home with a particularly interesting history. The house occupies a generous plot that was originally intended to provide an access route when the surrounding area was developed in the 1950s. The builder, however, liked the site so much that he retained the land and built his own home here instead. Its distinctive name, Kokanee, comes from the freshwater salmon native to parts of North America, including Montana.

Today, the property provides more than 2,500 sq ft of wonderfully adaptable accommodation arranged over two floors. With bathrooms and bedrooms on both levels, the layout lends itself particularly well to modern family life, whether accommodating a blended or multigenerational household, providing ground-floor bedrooms, or simply creating generous spaces for working from home, hobbies and entertaining.

Mount Close itself is known to be a friendly road, with a thriving WhatsApp ground and occasional street parties.

PROPERTY INFORMATION:

Tenure: Freehold

Construction: Built approximately 1960, the property has been significantly extended and renovated over the years, including among other works side and rear extensions and a new garage. Therefore, construction will be a mix of contemporary and traditional building methods, however essentially being brick elevations under a tile roof with dormer windows.

Overall plot size 0.17 acres. Parking: Off-road driveway parking

Local Authorities: Hampshire County Council, Winchester City Council

EPC Grade C and Council Tax Band F

Services: Mains drainage, electricity, water and gas.

Heating: Gas central heating system

Broadband: (Source Ofcom): Ultrafast Broadband available: 1000 mbps download speed available.

Flood Risk (Source: Govt Environment Agency): Risks Very Low.



EDUCATION:

Schooling: The property falls within catchment for Weeke School, The Henry Beaufort School, and Peter Symonds 6th Form College, each of which are within walking distance.

Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Farleigh School; Twyford School and Prince's Mead.



LOCATION:

Mount Close is a quiet residential cul de sac, just off Bereweeke Avenue. Along the road there are local shops, such as a Spar, Boots chemist, Costa Coffee, but also Waitrose and Aldi, Friarsgate GP surgery, and various takeaways and restaurants.

The property is within catchment for, and easy walking distance of, Weeke Primary School, Henry Beaufort Senior School, and the renowned Peter Symonds 6th Form College.

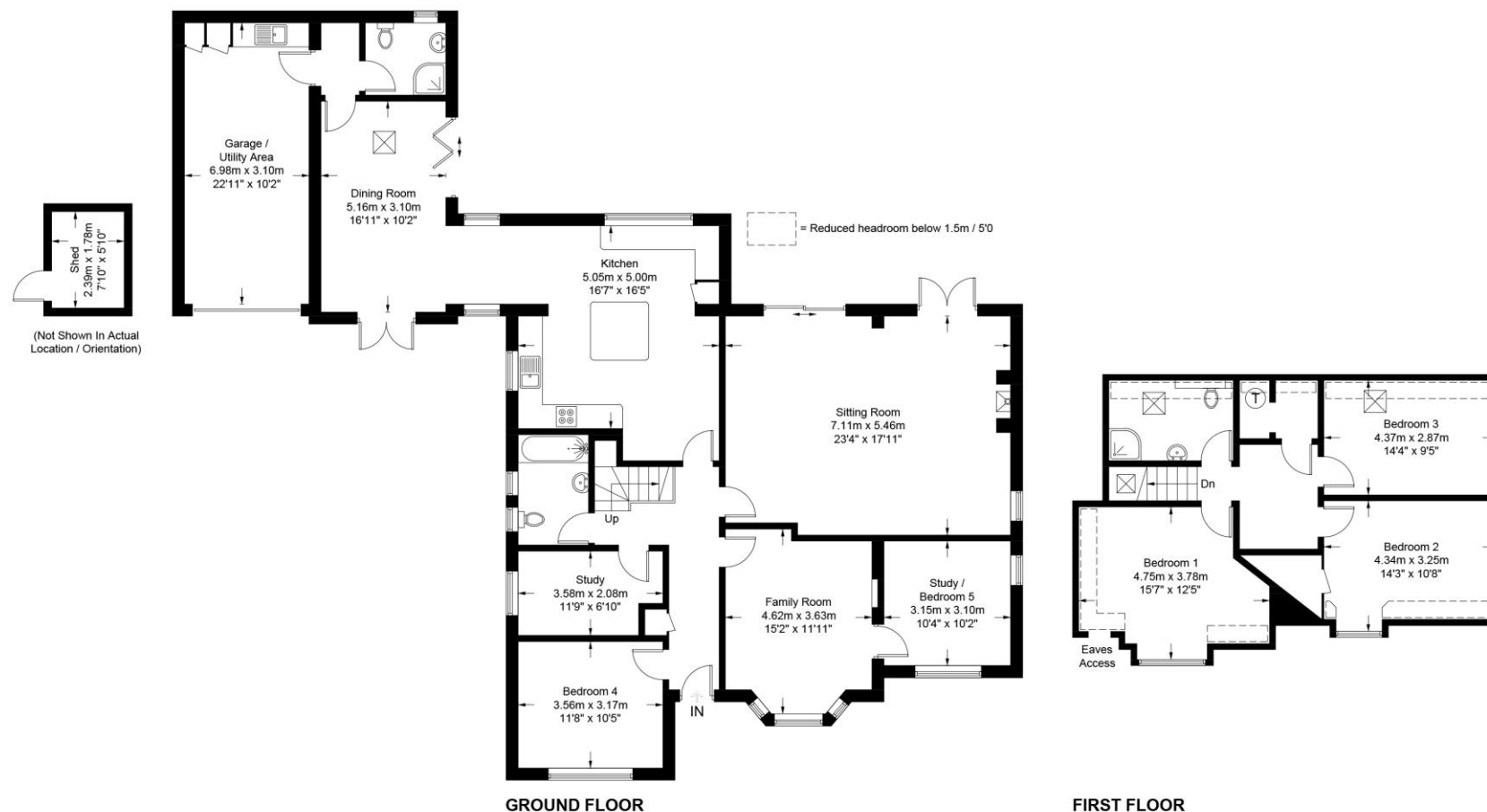


Outside, the gardens wrap around the house, creating several distinct areas for relaxation and play.

In addition to the enclosed children's garden, the main garden provides space for outdoor entertaining and incorporates a raised swimming pool - a fun focal point during the summer months. To the front, gates open onto a broad gravelled driveway providing parking for several cars, with access to the garage.



Approximate Gross Internal Area = 245.4 sq m / 2641 sq ft
(Including Garage / Utility Area)
Shed = 4.3 sq m / 46 sq ft
Total = 249.7 sq m / 2687 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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