



23 Old Kennels Lane, Winchester, SO22 4JP
Guide Price £695,000 Freehold



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3 Bedrooms, 2 Bathrooms

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- An attractive three bedroom detached home with far reaching views
- Contemporary fitted kitchen
- Spacious sitting room with gas effect fire and stunning views across the golf course and beyond
- Dining room with bay window and views
- Principal Bedroom with spacious ensuite bathroom
- Two further bedrooms
- Downstairs shower room and utility room
- Wonderful gardens, garage, and ample off-road parking
- Close to amenities including Londis 'corner shop' and New Forest Family Butcher
- In catchment for The Kings School, Olivers Battery Primary School and John Keble CofE school
- Council Tax Band F; EPC Band E



**23 OLD KENNELS LANE
WINCHESTER,
HAMPSHIRE SO22 4JP**

This well-presented three-bedroom detached chalet-style home occupies a highly regarded position within Oliver's Battery and will particularly appeal to those seeking to downsize without compromising on space, comfort or outlook.

LOCATION: 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. Ideally located for quick access to the M3, M27, A272, A303, A34 whilst Winchester's main line train station provides services to London Waterloo in about an hour.

SCHOOL CATCHMENT: This property falls within the enviable school catchment areas of Oliver's Battery and John Keble CofE Primary Schools and Kings' School, as well as the renowned Peter Symonds 6th Form College, It is also within walking distance St Peter's Catholic Primary School.

THE PROPERTY:

Approached via a small flight of steps and a sheltered storm porch, the front door opens into a generous central hallway providing easy access to all principal ground-floor rooms.

To the front of the property are the spacious sitting and dining rooms, both enjoying light and attractive bay windows with views across the front garden towards the golf course beyond.

A gas-effect fireplace with stone surround provides a welcoming focal point in the dual-aspect sitting room.





The kitchen has been thoughtfully refurbished to create a stylish yet practical space, with windows overlooking the side and rear gardens.

It is fitted with a wealth of high-gloss cream shaker style cabinetry with under-pelmet lighting, wooden style work surfaces, integrated dishwasher, and space for both a fridge-freezer and large range cooker.

A separate utility area leads through to the conservatory, which offers year-round enjoyment and opens directly onto the garden terrace.





AND SO, TO BED: A particular benefit for those potentially looking for versatile accommodation is the generous ground-floor principal bedroom which overlooks the rear garden and is complemented by a large modern en-suite with both bath and separate shower. A contemporary family shower room completes the rooms on the ground-floor.

Upstairs are two further bedrooms, offering flexibility for guests or hobbies, with potential for further adaptation of the loft space subject to the necessary consents.





GARDENS: The property enjoys a lawned front garden with mature hedging, a recently renewed driveway providing ample off-road parking and access to the garage.

The south-easterly facing rear garden has been attractively landscaped, with steps leading to a lawn, well-stocked borders and a spacious patio enjoying evening sun.

The Garden Studio is a super place for reading, working, or to use as a studio, and has the added benefit of lighting and electricity.



THE PROPERTY – USEFUL INFORMATION

CONSTRUCTION: Detached extended three-bedroom home, believed to have been built in the 1950's, with brick elevations under a tile roof. Overall plot size 0.23 acres.

LOCAL AUTHORITIES: Hampshire County Council, Winchester City Council.

PARKING: The property benefits from a single garage and off-road parking.

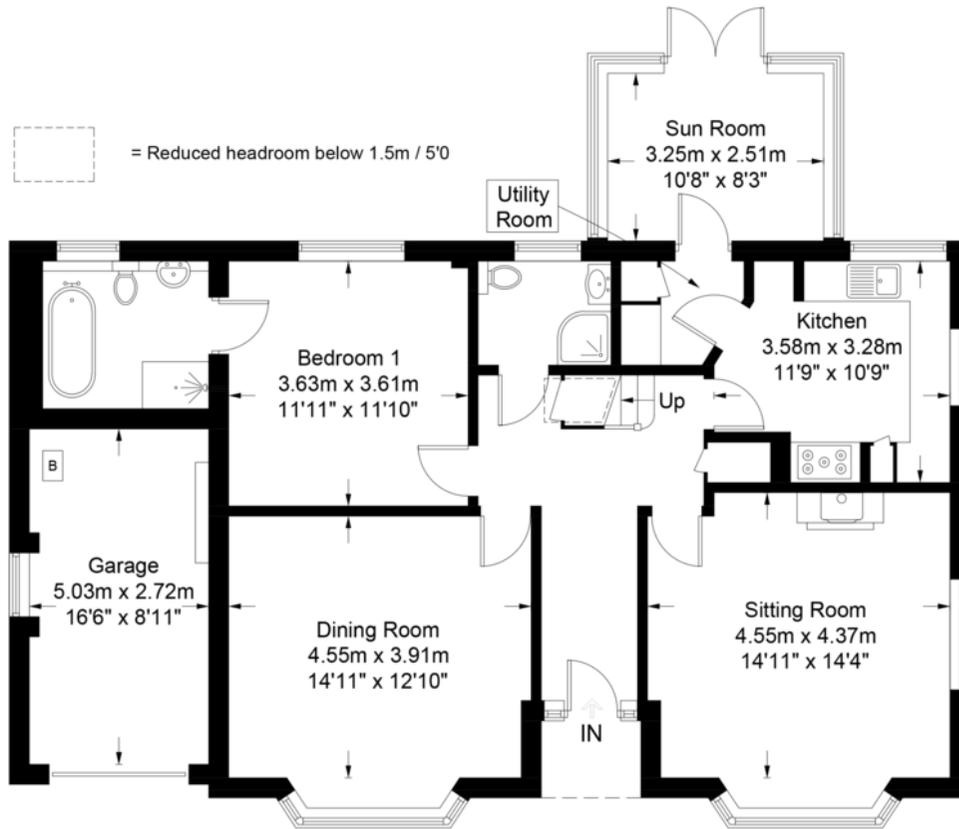
SERVICES: Mains gas, electricity and water and drainage are connected.

TENURE: Freehold. Council Tax Band F; EPC Band tbc.

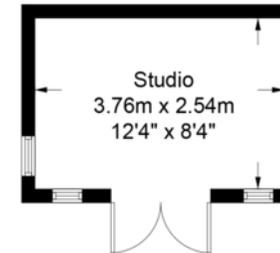
BROADBAND: (Source: Ofcom) Ultrafast Broadband is available with up to 1000mbps download speeds.

FLOODING: (Source: Govt Environment Agency): Surface water, Groundwater, Rivers & Seas, Reservoirs: All Risks are Very Low.

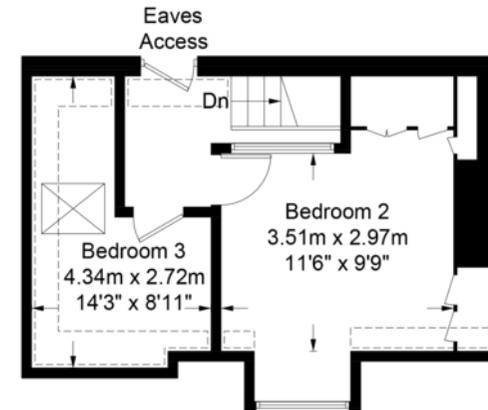
Approximate Gross Internal Area = 129.0 sq m / 1388 sq ft
 Garage / Studio = 23.1 sq m / 249 sq ft
 Total = 152.1 sq m / 1637 sq ft



GROUND FLOOR



(Not Shown In Actual Location / Orientation)



FIRST FLOOR

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