



9 Farley Reach, Winchester, SO22 5GX
Offers Over £600,000 Share of Freehold

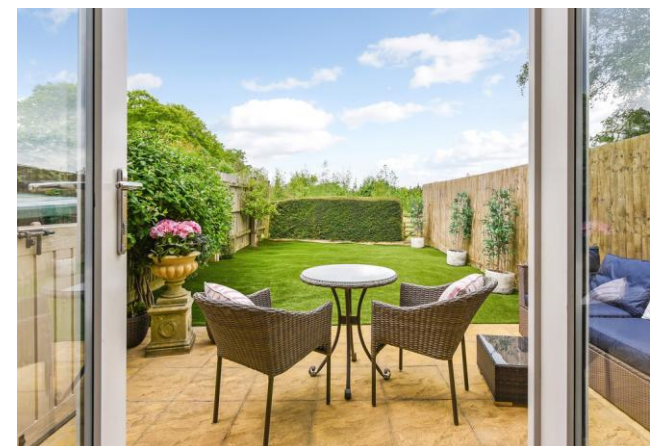


9 Farley Reach, Chilbolton Avenue

3 Bedrooms, 3 Bathrooms

Offers Over £600,000

- Immaculate three bedrooomed townhouse in prestigious location
- Enviaible far reaching views across open countryside
- Well fitted kitchen overlooking front gardens
- Sitting room/dining room with doors to the garden
- Principal bedrooms with Juliet Velux balconies and ensuite shower room
- Guest bedroom with ensuite shower room
- Further double bedroom and family bathroom
- Cloakroom
- Undercroft parking for two cars
- South westerly facing garden
- EPC Band C, Council Tax Band D
- Leasehold with share of freehold, remainder of 999 lease (approx. 986 remaining)
- Western and Westgate School catchments



9 FARLEY REACH, CHILBOLTON AVENUE, WINCHESTER, SO22 5GX

A beautifully presented three bedroomed townhouse set in a prestigious location just off Chilbolton Avenue, with a south-westerly facing garden offering far reaching open views of countryside beyond. The property is quietly set to the rear of the development which was built by Linden Homes in 2011, and has been lived in and well maintained by our client since that time.

The property comes with two allocated car parking spaces, where there is also a useful garden and bicycle store and access to the communal bin area.

The hallway has a useful cloakroom and access to the kitchen. However your eye is immediately drawn through past the sitting room and out to the blast of colour within the garden beyond, creating a sense of space, light and comfort.

There is an attractive kitchen overlooking the front gardens, fitted with a wealth of white gloss cabinetry with integrated appliances and under pelmet lighting, but the hub of this beautiful home is the sitting/dining room, which has a feature fireplace and doors to the garden.





PRINCIPAL BEDROOM: On the second floor is the beautiful principal bedroom. This features fitted wardrobes and a pair of Juliet Velux balconies from where the views stretch across an orchard to open fields and the Royal Winchester Golf Course.

There is a generously sized ensuite shower room, with large walk in shower cubicle, wc, pedestal basin, and access to eaves storage.



FIRST FLOOR: The guest bedroom is on the first floor, and is currently used by our clients as a second reception room. It features a Juliet balcony and a modern ensuite shower room. There is a further double bedroom on this floor and a family bathroom.



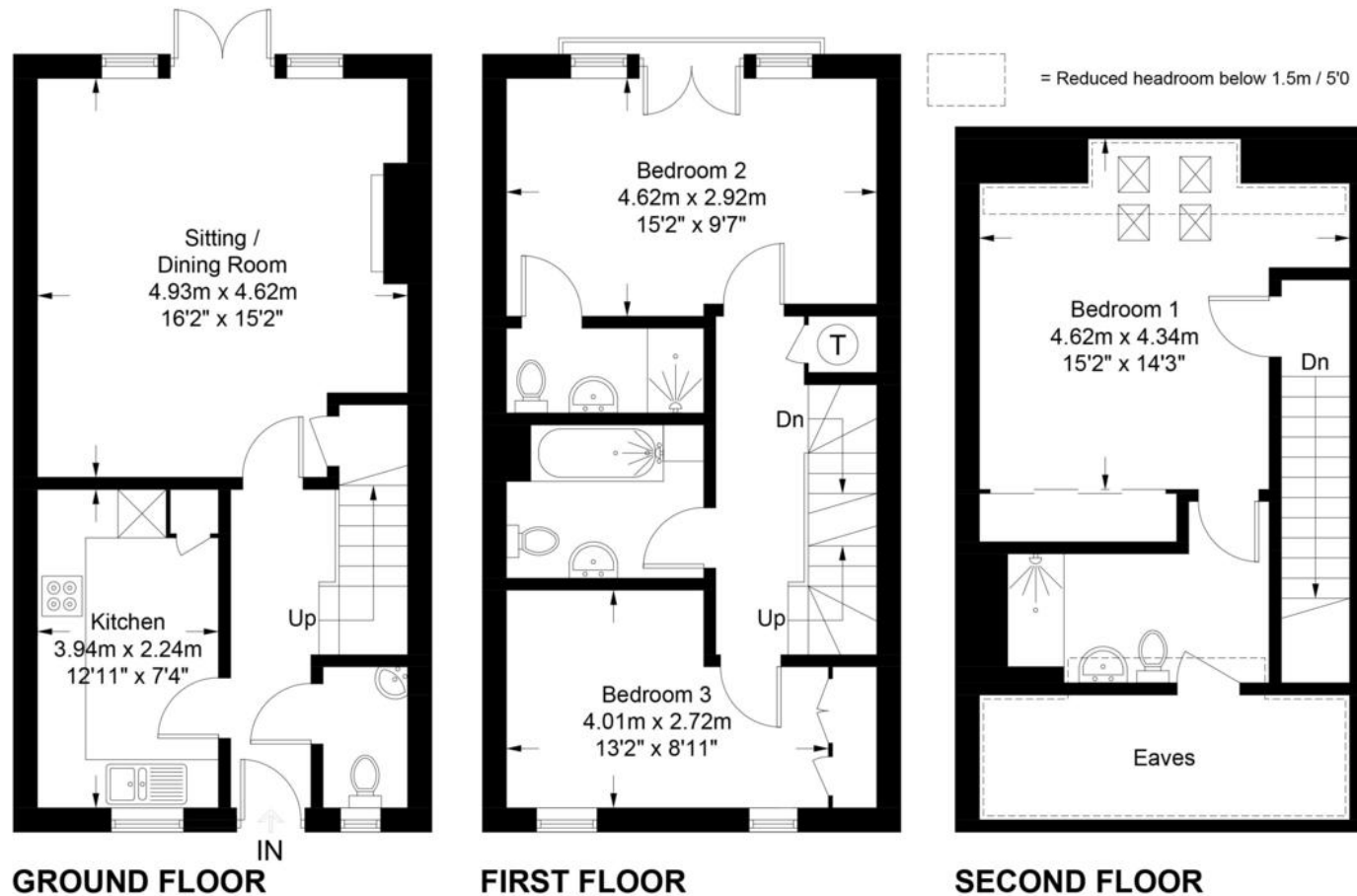


The rear garden is a joy. It has been designed to be as low maintenance as possible with a terrace leading onto an artificial lawn, enclosed by fencing and hedging. It is ideal for adding tubs of plants which would fill the garden with vibrant colour throughout the spring and summer months.



PROPERTY INFORMATION: Mains gas, electricity, water and drainage. EPC C, Council Tax Band D; Leasehold (remainder of 999 year lease) with Share of Freehold, Service charge (to include buildings insurance): approx £2500pa

Approximate Gross Internal Area = 121.2 sq m / 1304 sq ft
(Including Eaves)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1083957)

MAC NKS

4 Romsey Road • Winchester • SO23 8TP
T: 01962 843346 • E: winchester@martinco.com

01962 843346

<http://www.martinco.com>

MARTIN&CO

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.