



Conifer Close | | Winchester | SO22 6SH

Guide price £699,999



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Welcome to Conifer Close, an elegant three-bedroom detached home tucked away in a peaceful Winchester cul-de-sac. Combining a modern design with intelligent smart-home technology and eco-conscious enhancements, this residence offers a refined balance of luxury, sustainability and innovation - just a short five-minute walk to Winchester Station, with frequent services to London and the South West.

The ground floor opens into an inviting family room and living area, designed for comfort and flexibility. A bright breakfast room adjoins the open-plan kitchen-dining suite, creating a natural flow between everyday living and entertaining. The kitchen features premium Bosch and AEG appliances, including an induction hob and hood, steam oven, Bosch microwave, integrated dishwasher, boiling water tap, wine cooler and fridge freezer. The utility room includes an AEG integrated washing machine for added convenience.

- Detached three-bedroom residence tucked away in a quiet Winchester enclave.
- Peaceful and private rear garden with mature trees, lawn, and patio — perfect for relaxing or entertaining.
- Private off-road parking for two vehicles. Not common in the area of Fulflood.
- Within catchment for Peter Symonds College and other highly regarded local schools.
- Contemporary open-plan kitchen and flexible family living spaces.
- Integrated Lightwave smart home technology controlling lighting, blinds, and switches.
- Excellent access to Winchester city centre, train station and major transport links.
- Ideal for buyers seeking comfort, innovation and independence.



## Conifer Close, Winchester

Approximate Gross Internal Area = 104.4 sq m / 1124 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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