Knight Frank

SARUM VIEW

Winchester, SO22 5QF

SARUM VIEW
WINCHESTER

An exceptional home thoughtfully enhanced and beautifully maintained by the current owners, occupying a private, southwest-facing position within this exclusive development.

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Local Authority: Winchester City Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,425,000

7 SARUM VIEW

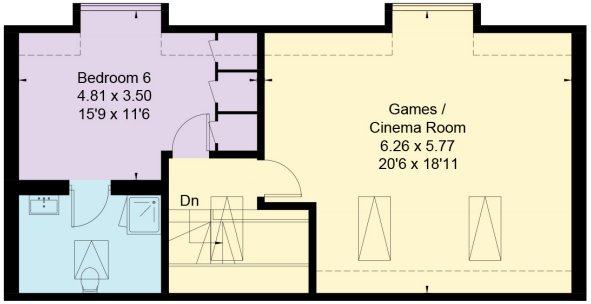
Sarum View offers a balance of peaceful surroundings, excellent schooling, and access to the amenities of Winchester. The house has had a comprehensive programme of improvements, including the installation of a Tom Howley kitchen, redecoration throughout and the landscaping of the gardens. From a welcoming reception hall, doors lead to a fabulous drawing room, centred around a wood-burning stove, a further good-sized reception room, and at the heart of the home is the impressive kitchen/dining room which offers an excellent social space for everyday life. On the first floor the principal suite has a dressing room and en suite bathroom, whilst the guest bedroom has an en suite shower room. There are two further double bedrooms, a family bathroom and a Neville Johnson fitted study. The converted roof space provides impressive additional space which could be used as a cinema/games room, together with a further double bedroom and en suite shower room. Outside, a gravel driveway provides ample parking and access to the double garage. The rear gardens have been attractively landscaped to create a private and inviting setting, with generous lawns, mature planting and a terrace that spans the rear of the house, providing space for outdoor entertaining.

Services: Mains water, drainage, electricity and gas

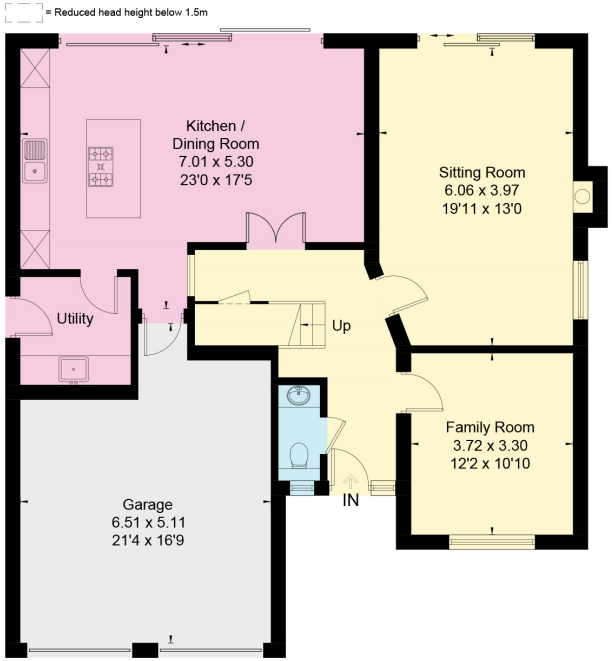
Heating: Gas-fired central heating, plus electric underfloor heating in the kitchen and utility room.

Location: https://what3words.com/committed.vowel.good

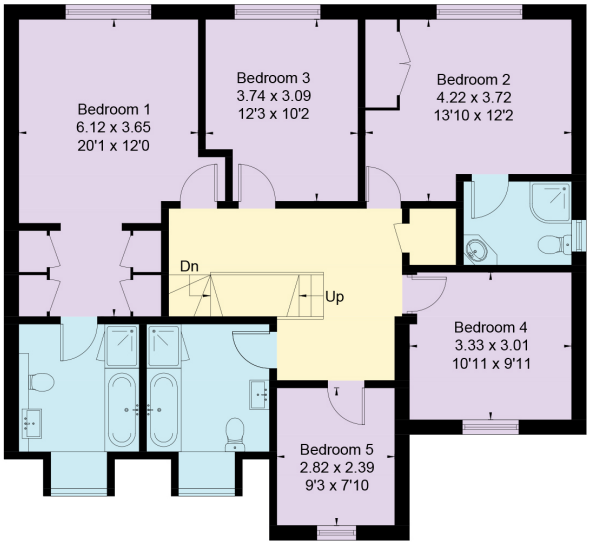
Approximate Floor Area = 283.8 sq m / 3055 sq ft (Including Garage)



Second Floor



Ground Floor



First Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #114249

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. (ID767266)

We would be delighted to tell you more.

Lottie Lambert
01962 677234
lottie.lambert@knightfrank.com

Knight Frank Winchester
14-15 Jewry Street
Winchester SO23 8RZ

Jon Lacey
01962 677242
jonathan.lacey@knightfrank.com

knightfrank.co.uk

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