



A superb and spacious family home

14 Sarum Close, Winchester SO22 5LY

Freehold



Open-plan kitchen • Three reception rooms • Study • Utility room • Six double bedrooms • Two bathrooms and two en suites • Double garage and driveway • Generous sized garden • EPC = C

Situation.

Sarum Close is situated just over a mile to the west of Winchester city centre in a quiet location on rising ground, close to Royal Winchester Golf Club with access to nearby countryside and walks at Teg Down, Crabwood, and slightly further afield, at Farley Mount. The city centre is close by with a range of shopping, cultural and recreational facilities including the historic heart of the city which encompasses both Winchester College and the Cathedral. The railway station is also approximately one mile distant, offering a superb service to London Waterloo and there are excellent schools in the immediate area including Kings Secondary School, The Westgate School, Western Primary and Peter Symond's College.

Description

An impressive modern, detached family home with a wonderfully versatile accommodation of over 2500 sq ft across three spacious floors. Sarum Close is a most attractive small development offering a safe, quiet environment a short distance from Winchester city centre. The rear gardens of Sarum Close are particularly attractive with their west and southerly aspects providing particularly sunny and enclosed environment. From a sweeping private driveway, the entrance to the property is particularly welcoming. The ground floor has a wide entrance hall opening into a superb double aspect 24" sitting room with feature bay window, open fire and French doors opening on to the rear terrace and garden. There is a fully fitted home office, playroom and cloakroom. The large kitchen/breakfast room has an electric AGA and additional conventional oven and gas hob. There is also an adjoining utility room.





To the first floor there is the principal bedroom with dressing area and en suite shower room, a guest bedroom with en suite shower room, two further bedrooms and a family bathroom. To the second floor there are two further bedrooms (one currently used as a TV room) and shower room.

Outside the property has a large double garage with clay tiled roof and twin doors and is situated in front of the driveway, which provides parking for four vehicles. There is a convenient side access between the house and the garage through to the rear garden. The rear garden is mainly laid to lawn with an area of patio adjacent to one end of the house. The garden is well stocked with a variety of mature shrubs and trees.

Tenure
Freehold

Services
All mains connections of water/drainage/electricity/gas - the property is double glazed and gas centrally heated

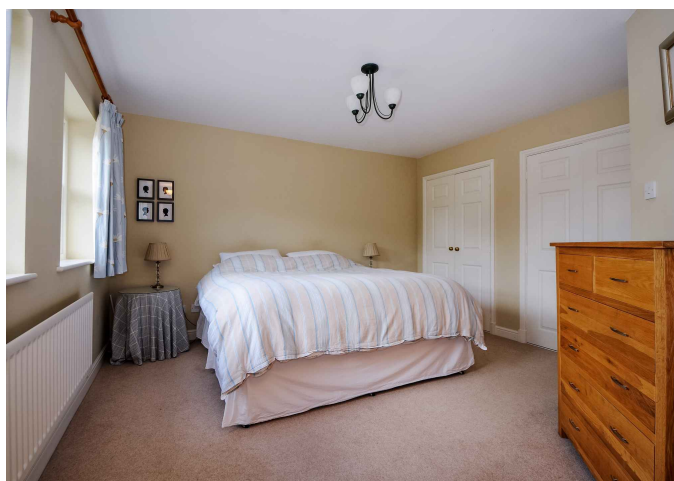
Outgoings
Council Tax Band G

Post Code
SO22 5LY

Local Authority
Winchester City Council

Energy Performance
A copy of the full Energy Performance Certificate is available upon request.

Viewing
Strictly by appointment with Savills.

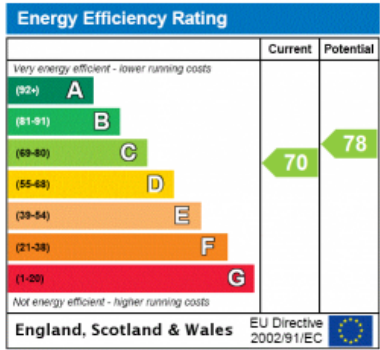


Approximate Floor Area = 267.3 sq m / 2878 sq ft
(Excludes Restricted Head Height & Includes Detached Garage)



Drawn for illustration and identification purposes only by fourwalls-group.com 266686

For identification only. Not to scale. ©210226EM Photos dated 2015



Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

