



A substantial detached family home

22 Halls Farm Close, Winchester, Hampshire, SO22 6RE

Freehold



Sitting room • Dining room • Garden Room • Kitchen/ breakfast room • Utility • Study • Ground floor WC • Six double bedrooms • Three en suite and a family bathroom • Integral garage • Rear garden

Situation

Halls Farm Close is a popular collection of modern family homes on the northern fringes of Winchester. The modest development of individual homes was built in the 1990's by Clarke Homes and is popular with young families drawn to the area due to the close proximity of highly regarded local schooling and the City centre. There are a good range of local amenities nearby including a Waitrose store. The pedestrianised high street in the city centre is just under 1.5 miles from the property where there are a wider selection of shops, independent boutiques, restaurants, bars and recreational facilities such as the Theatre Royal, local cinema and the historic cathedral grounds. Winchester offers a fine balance of history, top-rate education, leisure pursuits and a thriving social scene. There is an outstanding choice of state and private schooling locally from the primary school in Weeke, to Henry Beaufort secondary school located 0.1 miles from the property. There is also the ever popular Peter Symonds College. Winchester is also home to St Swithun's, Pilgrims, Winchester College

and Princes Mead, all of which are a particular draw to the city.

Winchester is very well connected via road and rail with London Waterloo being around 60 minutes from the city's railway station. The M3 allows easy access to London and the South coast connecting with the M27 and Southampton Airport which serves a number of destinations worldwide. The A34 to the north provides access to Oxford, the Midlands and the A303 to the West Country.

Description

The property occupies a secluded corner plot in this desirable close. The current vendors have owned the property since new, having then continuously updated the interior over the years, including the re fitting of the bathroom, sanitaryware and the kitchen/utility. Further significant improvements include the conversion of the loft space and one section of the double garage to create a study.

From a welcoming entrance hall, the ground floor accommodation comprises: a sitting room with multi-fuel burner; a dedicated dining room with dual aspect; a garden room; a study;





a cloakroom; a modern re-fitted kitchen with breakfast island and integrated appliances; a separate utility room with external access.

From an open galleried landing, the first floor accommodation comprise five double bedrooms, each with built-in wardrobes; a 'Jack and Jill' shower room; an en suite to bedroom two; a family bathroom and a large airing cupboard. The second floor has been converted to create a superb alternative main bedroom suite, which incorporates an en suite, dressing area and a comprehensive range of fitted wardrobes.

Outside

The property has a well maintained plot with landscaped front and rear gardens. To the front, there is a private double width driveway, leading to a single garage. The garage has the convenience of a remote electric roller door operation and a side door to a gated side pathway. The rear garden has been designed with a low maintenance and wonderful place for relaxing. There are two paved terrace areas, an area of lawn and a selection of ornamental shrubs and trees.

Tenure
Freehold

Services
Mains gas, water, electricity and drainage

Outgoings
Council Tax Band G

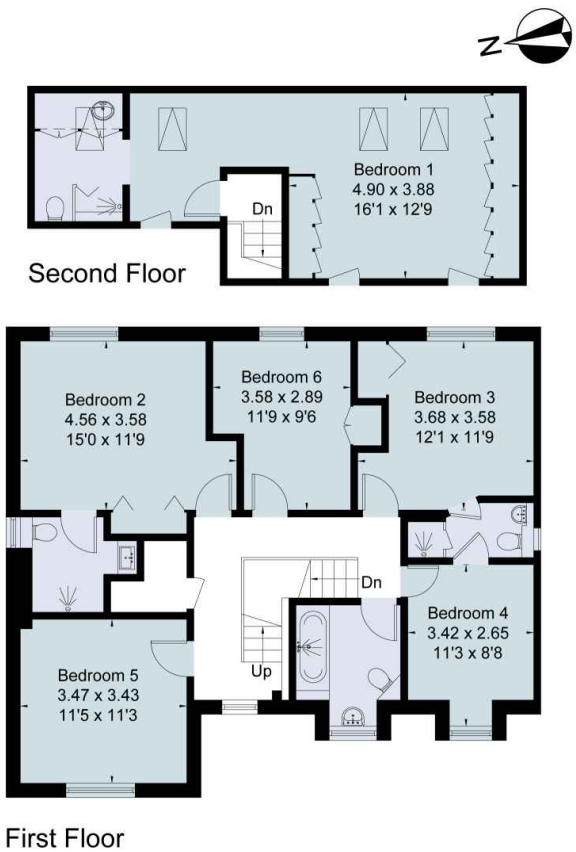
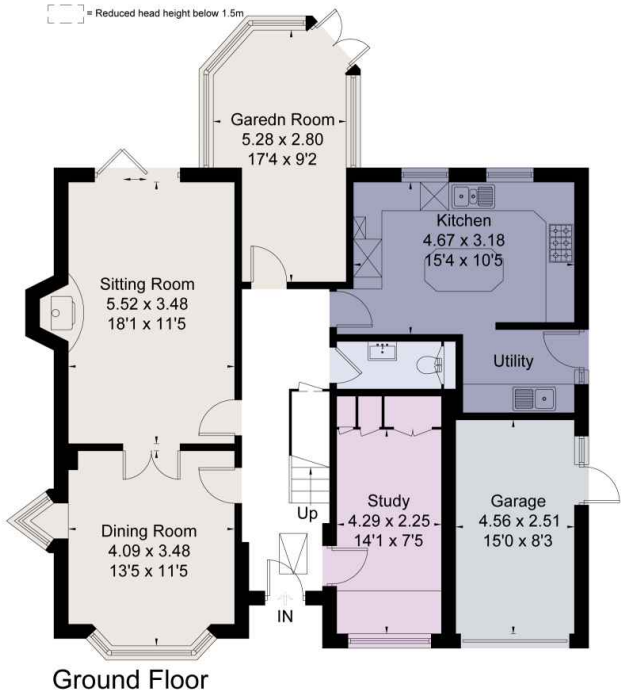
Post Code
SO22 6RE

Local Authority
Winchester City Council

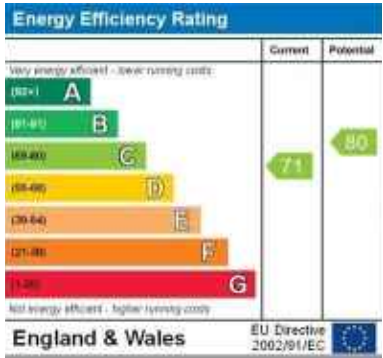
Energy Performance
A copy of the full Energy Performance Certificate is available upon request.
EPC Rating = C

Viewing
Strictly by appointment with Savills.

Approximate Area = 220.6 sq m / 2374 sq ft
Garage = 11.3 sq m / 122 sq ft
Total = 231.9 sq m / 2496 sq ft
Including Limited Use Area (4.3 sq m / 46 sq ft)
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