



**WEDMORE CLOSE**

Winchester, Hampshire, SO22 4LA

**Carter Jonas**

## WEDMORE CLOSE WINCHESTER HAMPSHIRE SO22 4LA

• 3/4 Bedrms • 2 Reception rooms • 2 Bathrooms •  
Garage and drive • Solar PV • Spacious corner plot  
EPC rating B

### DESCRIPTION

Set in a cul de sac of commensurate properties, the private driveway offers parking for several vehicles with gated access to the rear and side garden, and the remote doors providing access to the garage and workshop. The double-glazed entrance porch afford access to the inner hallway with doors leading through to rooms. To the south elevation you will find a dual aspect sitting room with a central fireplace, and double doors opening through to a dining room or optional further bedroom. The kitchen is fitted with a modern range of wall base and drawer units, with provision for a range of appliances. There are two bathrooms, three bedrooms, with the principal bedroom also having an ensuite shower room.

### OUTSIDE

With gardens on three elevations, the property has a wide and varied scape with lawns, patios, and planted borders, with the primary aspects being on the south and west elevations

### LOCATION

Olivers Battery is 3 miles to the Southwest of the city and provides a good level of local amenities including a parade of shops, nearby supermarket and public transport links to Winchester. Ideally located for access to the M3, M27, A27, A303, A34 whilst the main line train station provides services to London Waterloo in under an hour. With schools for all age ranges, including Olivers Battery Primary School, St Peter's Catholic Primary School, Kings' School and Peter Symonds College.

**PERFECT HOME ON A CORNER PLOT AND OFFERED TO THE MARKET FOR THE FIRST TIME IN OVER 40 YEARS. LOCATED WITHIN WALKING DISTANCE OF LOCAL AMENITIES, SCHOOLS, AND OPEN COUNTRYSIDE**



## ADDITIONAL INFORMATION

**Tenure:** Freeold

**Services:** Mains water and electricity.

**Broadband:** FTTC

**Local Authority:** Winchester City Council.

**Council Tax Band:** tbc

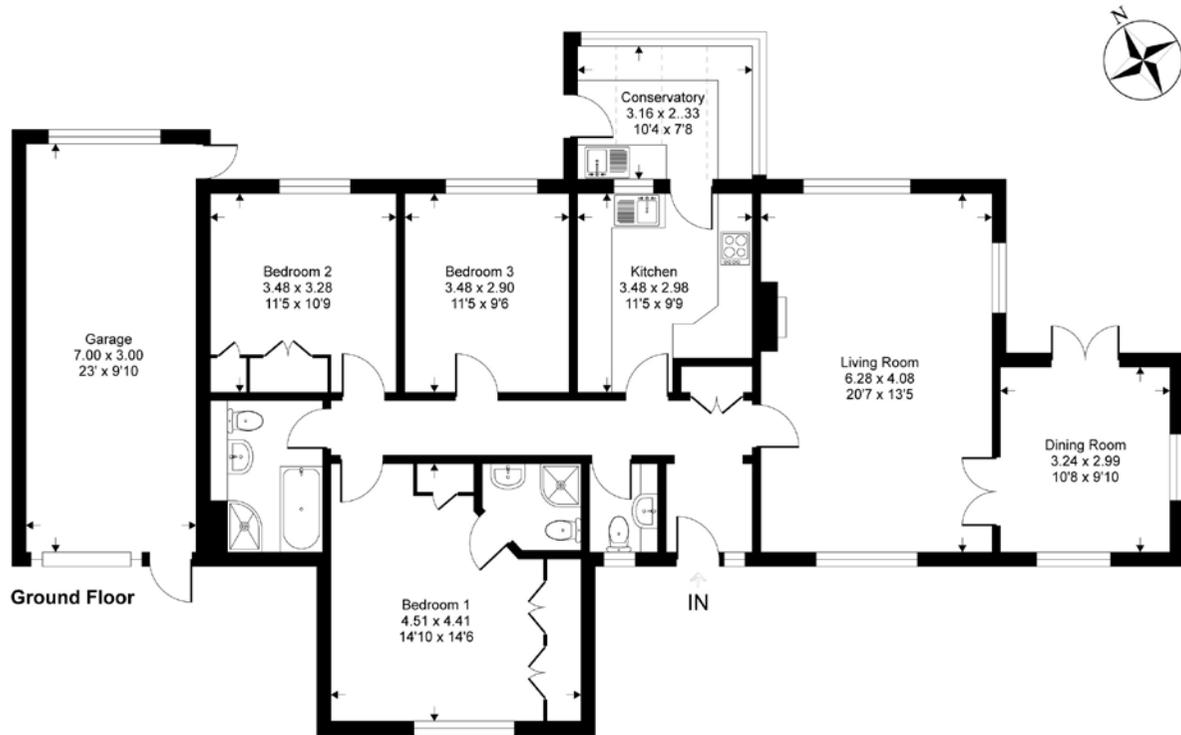
**EPC Rating:** B

**Viewings:** Strictly by appointment through the selling agent 01962 876838



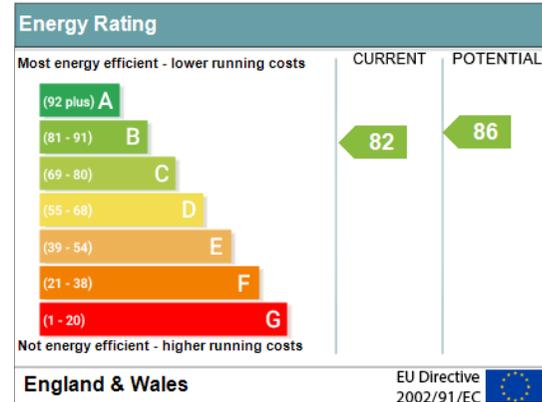
## Wedmore Close, SO22

Approximate Gross Internal Area = 117.8 sq m / 1268 sq ft  
 Approximate Garage Internal Area = 21.4 sq m / 231 sq ft  
 Approximate Total Internal Area = 139.2 sq m / 1499 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Produced for Carter Jonas



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