



Mount View Road, Winchester, Hampshire, SO22 4JJ

**Winkworth**



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## Superb New-Build Detached Home in the Heart of Oliver's Battery

An exciting opportunity to acquire a newly built three-bedroom home with well-proportioned living accommodation, situated in popular Oliver's Battery.

The property is entered via the covered porch into the welcoming entrance hall with the generous sitting room leading off to the left. Bifold doors open out from the sitting room onto the patio and garden beyond, providing plenty of natural light. Beautiful flooring flows through the open-plan kitchen/dining room and into the utility room, connecting the rooms and producing a real sense of space. The kitchen itself is well-appointed with a range of base and eye level units with integrated appliances including oven, gas hob and fridge/freezer. There is plenty of space for a table and chairs with views over the front garden. The spacious utility room has a good amount of extra storage, with space and plumbing for a washing machine and a useful downstairs WC leading off.

Stairs rise to the first floor where three bedrooms radiate from the expansive landing. The principal bedroom is a good size and has the advantage of a sleek, contemporary en-suite shower room. Two further bedrooms share the modern family bathroom with bath and shower over.

Outside, there is off-street parking to the front of the property alongside an area of lawn. To the side the low-maintenance garden is mainly laid to lawn with a paved patio area directly alongside the property and further outside space to the rear.



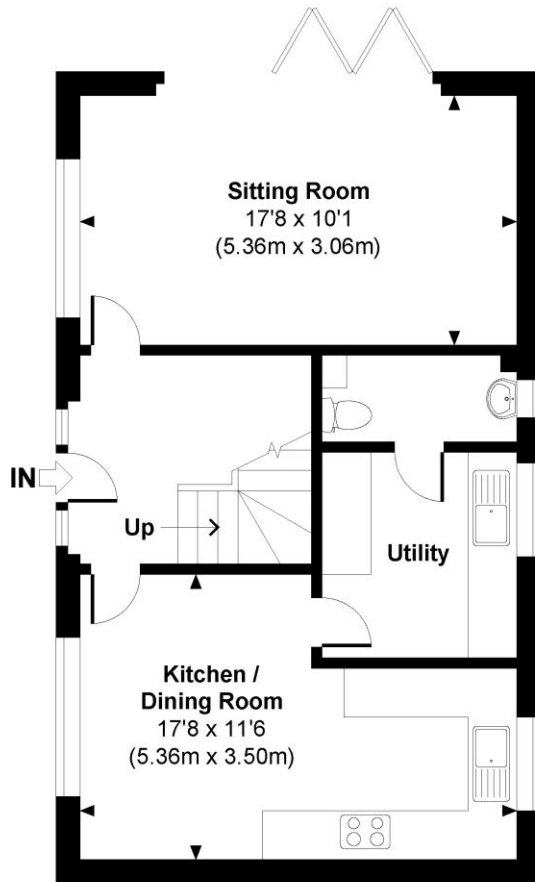
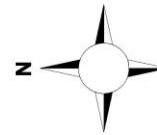




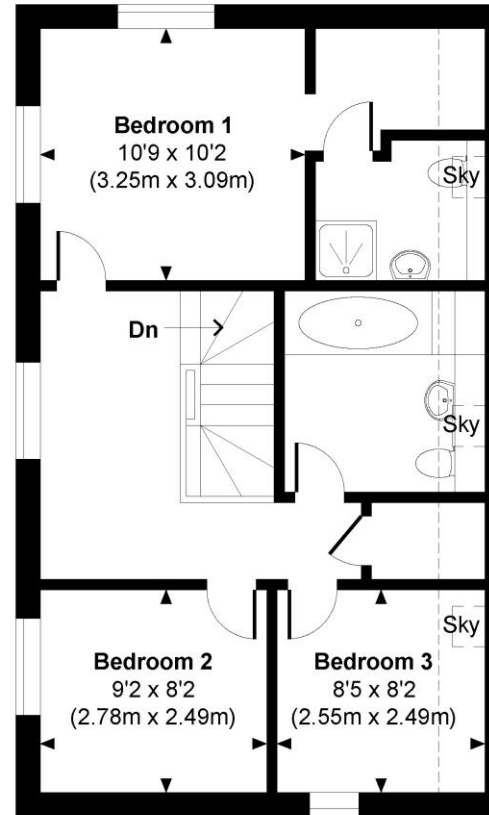
## Mount View Road, Winchester, Hampshire, SO22 4JJ

### Mount View

Approximate Gross Internal Area  
Total = 1101 Sq Ft / 102.29 Sq M  
Includes areas with Restricted room height.



**GROUND FLOOR**



**FIRST FLOOR**

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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



 Indicates restricted room height less than 1.5m.

### Directions

From our office in Southgate Street turn left into the High Street and take the first exit at the roundabout along Romsey Road. Continue past the hospital straight over the first roundabout, and then turn left at the next roundabout onto Badger Farm Road. Take the second right into Oliver's Battery Road South then follow the road into Old Kennels Lane. Turn right into Mount View Road and the property can be found approximately halfway along on the left.

### Location

Oliver's Battery is ideally located to provide access to the City of Winchester, with its railway station (links to London Waterloo in approximately 55 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the City's historic cathedral. There are local shops available just around the corner and Sainsbury's supermarket is also within close proximity. There are frequent bus services with bus stops nearby and good local schools within walking distance. The M3 motorway is easily accessible from this location. Catchment for John Keble and Oliver's Battery Primary and Kings' Secondary Schools, and in close proximity to St Peter's Catholic Primary School.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

Council tax band: E

**EPC rating:** B

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

### Winkworth Winchester

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