



Halls Farm Close, Winchester, Hampshire, SO22 6RE





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## Lovely Detached Family Home Tucked Away in a Cul-de-Sac Location

Offered with no forward chain, this detached four-bedroom family home is situated in a sought-after location giving easy access to local amenities, good schools, and the national railway network. The property is nicely decorated and has well-proportioned accommodation which is complemented by an abundance of natural light throughout.

On the ground floor the entrance hall gives access to the welcoming sitting room at the front of the house with electric feature fireplace. Beyond this is a good size dining room which further leads onto the kitchen and has sliding patio doors opening onto the pretty garden. The kitchen itself is a lovely space and is well-appointed with base and eye-level units offering plenty of storage. Integrated appliances include fridge/freezer, dishwasher and tumble dryer and there is a wonderful range-style cooker with gas hob. The kitchen also provides rear access out to the garden. The garage has been converted to produce an extra room, providing excellent additional space which is currently used as a store, with a further storeroom to the front. This has the potential to easily be reconfigured back into a garage if desired. A downstairs cloakroom to the front of the house completes the accommodation on the ground floor.

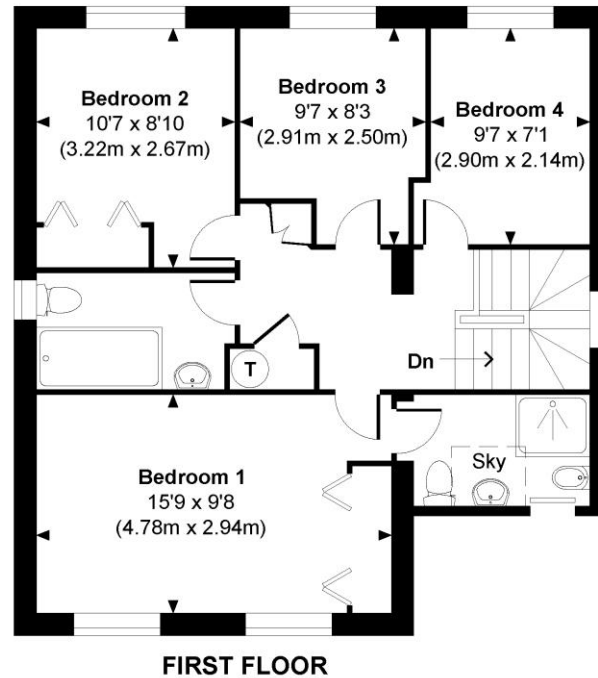
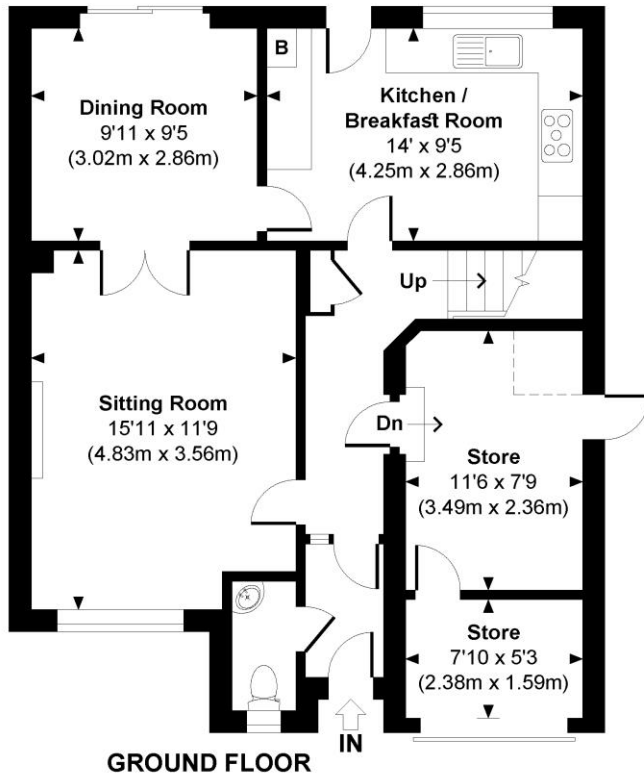
On the first floor there are four good bedrooms. The principal bedroom to the front of the house is an excellent size and benefits from an en-suite shower room and built-in wardrobes. Bedroom two to the rear also has the advantage of built-in wardrobes and there are two further bedrooms to the rear, all with views over the garden. A family bathroom completes the accommodation on this floor.

Outside to the front of the property the driveway offers ample parking for two or more cars in front of the garage. There is side access to the enclosed rear garden, which is well-maintained with a small, paved patio beneath an attractive, vine-covered pergola and a central area laid to lawn with flowers and shrubs in the borders. There is a good degree of privacy thanks to mature hedging and trees.



## Halls Farm Close

Approximate Gross Internal Area  
Total = 1283 Sq Ft / 119.16 Sq M  
Includes areas with Restricted room height.



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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.

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### Directions

From the Winkworth office in Winchester, proceed to the end of Southgate Street, turning left into High Street. At the mini roundabout, take the second exit into Upper High Street and turn left over the railway bridge. At the mini roundabout, turn right and proceed onto Stockbridge Road. Follow Stockbridge Road to the mini roundabout, turning right into Bereweek Road. Take the third exit into Bereweek Avenue and proceed straight over Stoney Lane. Take the third road on the right into Halls Farm Close, continue all the way down the Close to the end, the property is located on the right-hand side.

### Location

Halls Farm Close is conveniently situated for local shops and bus routes into the centre of Winchester with its mainline railway station 1.3 miles away (links to London Waterloo in about 60 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the City's historic cathedral. The M3 motorway and A34 are also easily accessible. The property is within catchment and very short walk of Weeke Primary and Henry Beaufort Secondary Schools, and Peter Symonds Sixth Form College.

Tenure: Freehold

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

Council tax band: F

EPC rating: D

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

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