



Ivy Close, Winchester, Hampshire, SO22 4QR

Winkworth



Ivy Close, Winchester, Hampshire, SO22 4QR

A Charming Two-Bedroom Home with Exciting Potential

Situated within an established residential close, this two-bedroom end-of-terrace home offers well-proportioned accommodation, a private rear garden and excellent potential for modernisation. The property is approached via a driveway bordered by mature planting, with an attractive brick façade, pitched tiled roof and timber-framed entrance canopy. The front door opens into an entrance porch leading through to a spacious, dual-purpose living and dining room, extending to over 20 feet in length. A window overlooking the front garden provides natural light, while the staircase rises neatly from the rear of the room, allowing for a practical arrangement of living and dining furniture.

To the rear, the kitchen is fitted with a range of light wood-effect wall and base units, complemented by tiled splashbacks, generous worktop space and an integrated oven with gas hob. There is additional space for freestanding appliances, together with a window overlooking the conservatory. A glazed door leads through to the conservatory, a charming addition featuring dark wood-effect frames, decorative stained-glass detailing and glazed elevations that enjoy views across the garden. With direct access outside, this versatile space provides an attractive setting for relaxing or entertaining.

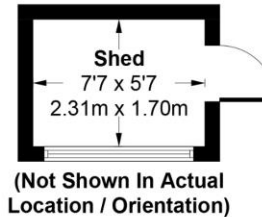
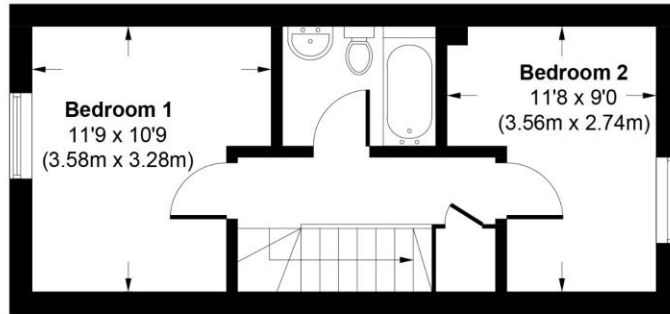
The first floor comprises two well-proportioned bedrooms and a family bathroom, all accessed from the central landing. Bedroom one is a comfortable double room with a front-facing window and ample space for bedroom furniture, while the second bedroom overlooks the rear garden and offers flexibility for use as a guest bedroom, children's room or home office. The family bathroom is fitted with a three-piece suite comprising a panelled bath, pedestal wash basin and WC, with tiled walls and traditional fittings.

Outside, the rear garden is a particularly appealing feature, offering a mature and established setting with an abundance of trees, shrubs and planting providing a wonderful sense of seclusion. A paved pathway leads away from the conservatory towards the lawn, while additional patio areas offer opportunities for outdoor seating and dining. A timber pergola established fruit tree and well-stocked borders add character to the space, with a useful, detached garden shed providing additional storage. Although the property would benefit from updating, it presents an excellent opportunity to create a stylish home tailored to individual tastes.

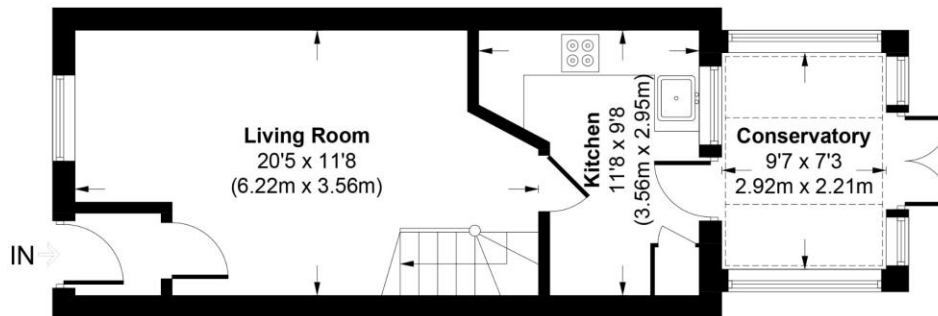


Ivy Close, SO22 4QR

Approximate Gross Internal Area
Main House = 720 Sq Ft / 66.9 Sq M
Shed = 42 Sq Ft / 3.9 Sq M
Total of House & Shed = 762 Sq Ft / 67.8 Sq M



FIRST FLOOR



GROUND FLOOR

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.

Ivy Close, Winchester, Hampshire, SO22 4QR

Directions

From our office on Winchester High Street, head towards Staple Gardens and turn left onto Trafalgar Street. Continue onto St Clement Street, then turn right onto Southgate Street, following the road as it becomes St Cross Road. At the roundabout, turn right towards Oliver's Battery and Badger Farm, continuing along Badger Farm Road. At the next roundabout, take the first exit onto Meadow Way and continue onto Rooks Down Road. Turn right into Ashbarn Crescent, then right into Honeysuckle Close. Take the first left into Ivy Close, where the property will be found.

Location

Situated in the popular residential area of Badger Farm, the property enjoys a convenient position with excellent access to the M3 and Winchester city centre. A nearby Sainsbury's superstore caters for everyday shopping needs, while regular bus services provide easy access into the heart of Winchester. The city offers an excellent selection of independent boutiques, high street shops, cafés, restaurants and traditional public houses, alongside a theatre, cinema, museums and the historic Winchester Cathedral. Winchester railway station provides direct services to London Waterloo in approximately 55 minutes, making the location particularly appealing to commuters. The property also falls within the catchment area for the highly regarded Kings' School.

PROPERTY INFORMATION:

COUNCIL TAX: Band C, Winchester City Council.

SERVICES: Mains Gas, Water and Drainage.

BROADBAND: Full Fibre Broadband Available to Order Now. Checked on Openreach October 2026.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas and Electricity.

TENURE: Freehold.

EPC RATING: C

PARKING: Off Street Parking for Two Cars.

ANTI-MONEY LAUNDERING (AML): Should you (purchaser) have an offer accepted on this property it is a legal requirement for us to perform ID Checks under Anti Money Laundering Regulations. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase.

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

72 High Street, Winchester, SO23 9DA
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

80 Strand, London, WC2R 0DT
020 7870 4878 | countryhouse@winkworth.co.uk

Winkworth

See things differently