



May Tree Close, Winchester, Hampshire, SO22 4JF

Winkworth



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A Fantastic Two Double Bedroom House in Badger Farm

This delightful two-bedroom property is situated in the popular area of Badger Farm, close to good local amenities. The house is nicely positioned in a close of similar properties and is within walking distance to a Sainsbury's superstore, Costa Coffee, doctors' surgery and lots of excellent local walks. Other advantages include an enclosed garden at the rear of the property and a garage in a nearby block.

The front door leads into an entrance hall and onwards through to a good-sized sitting/dining room with a large window to the front and stairs rising to the first floor. To the rear of the property is a fitted kitchen with a good range of wall and base units and space for appliances. A door leads out from the kitchen to the rear garden.

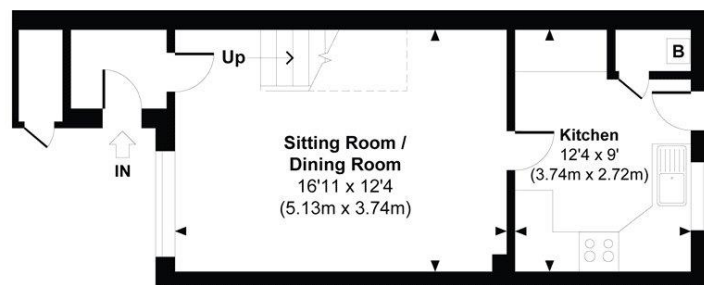
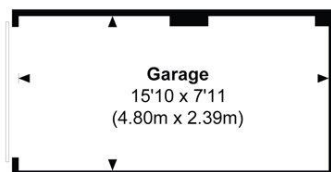
Upstairs there are two double bedrooms, with the principal bedroom at the rear benefiting from built in wardrobes. A family bathroom completes the accommodation on this floor.

Outside, to the front of the property, there is a small area of lawn and a store cupboard adjacent to the front door. To the rear is an enclosed, low-maintenance garden, mainly laid to lawn with a paved area directly behind the house and an outside tap.

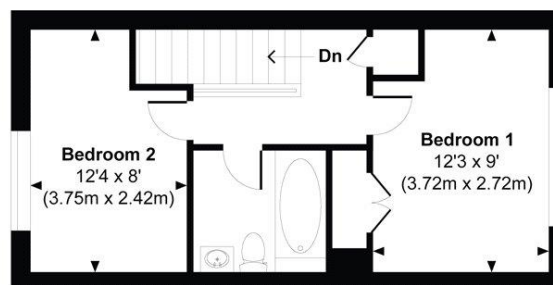


May Tree Close

Approximate Gross Internal Area
Main House = 679 Sq Ft / 63.03 Sq M
Garage = 123 Sq Ft / 11.47 Sq M
Total = 802 Sq Ft / 74.50 Sq M
(Includes areas with restricted height less than 1.5m)



GROUND FLOOR



FIRST FLOOR

Indicates restricted room height less than 1.5m.

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This floorplan is for illustrative purposes only and is not to scale. It's accuracy has been checked, but no responsibility is taken for any error, omission or misrepresentation. The size and placement of windows, doors and other features are approximate only. Dimensions and North point should be verified before making decisions reliant upon them. Measured and drawn in accordance with RICS guidelines.

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Directions

From our office in Southgate Street proceed in a southerly direction along St Cross Road. Turn right at the roundabout, signposted Badger Farm, and proceed along Badger Farm Road. At the next round about take the third exit onto Meadow Way. Turn left onto May Tree Close following the road to the end and turn left again, then right, and the property can be found on the right-hand side.

Location

Conveniently located in the popular Badger Farm area of Winchester with easy access to the M3. Sainsbury's superstore is close by and there are excellent bus services into the centre of Winchester with its railway station (links to London Waterloo in approx. 60 minutes), High Street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the City's historic Cathedral. In the catchment for Kings' secondary school.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: C

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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