



Falcon View, Winchester, SO22 4EP

Winkworth



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Welcoming two-bedroom terraced home with a private garden and garage in a quiet cul-de-sac

A well-presented two-bedroom terraced home with a private rear garden, situated in a quiet residential cul-de-sac. The home is entered via a neatly kept front garden and a tiled porch with store cupboard to one side, leading into a bright hallway.

The kitchen sits at the front of the property and features solid wood cabinetry, granite-effect worktops, and a terracotta-toned tiled splashback. Appliances include a freestanding gas cooker and there is space for other appliances. The living and dining space is located at the rear and finished with modern flooring and neutral décor. This bright and appealing room has glazed French doors providing direct access to the garden.

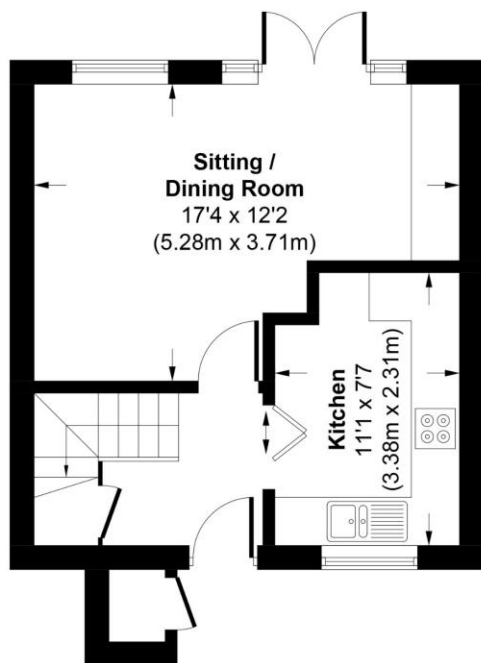
Upstairs, the layout continues to be well considered. Directly ahead at the top of the stairs is the bathroom, positioned at the front of the property. It is finished in a contemporary style with white metro tiles, a P-shaped bath with overhead shower and glass screen, W/C, and a vanity basin. To the rear of the first floor are two well-proportioned bedrooms: the principal bedroom on the right offers ample space for wardrobes and furnishings, while the second bedroom on the left serves well as a guest room, child's room, or study.

The low-maintenance rear garden includes a paved patio, central lawn, and mature planting. An allocated garage provides additional storage or off-street parking.

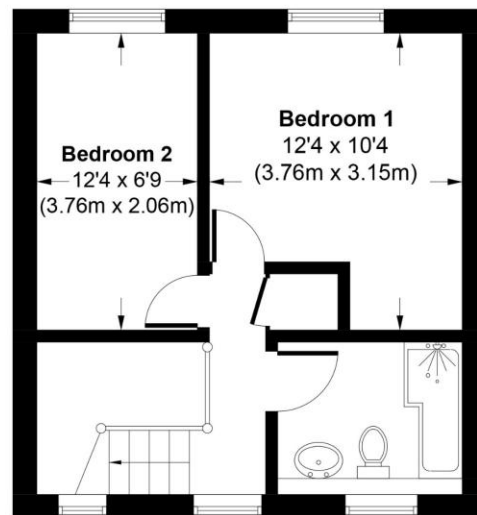


25, Falcon View, SO22 4EP

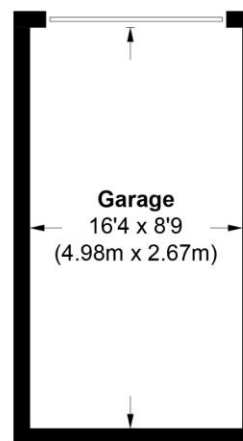
Approximate Gross Internal Area
Main House = 660 Sq Ft / 61.3 Sq M
Garage = 142 Sq Ft / 13.2 Sq M
External Cupboard = 6 Sq Ft / 0.6 Sq M
Total = 808 Sq Ft / 75.1 Sq M



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual
Location / Orientation)

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.

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Directions

Head west on High Street towards Staple Gardens for approximately 436 feet. At the roundabout, continue straight onto Romsey Road and follow it for 1.7 miles. At the next roundabout, take the first exit onto Badger Farm Road and continue for 0.5 miles. At the following roundabout, take the first exit onto Meadow Way and drive for 0.3 miles, then turn left onto Falcon View.

Location

Falcon View is in the sought-after Badger Farm area of Winchester, offering easy access to local amenities, green open spaces, and well-regarded schools including Oliver's Battery Primary and Kings' School. Winchester train station is just over a mile away, providing direct links to London and the South Coast, while the vibrant city centre and historic High Street - filled with shops, cafés, and markets are within easy reach, making this a convenient and family-friendly location.

PROPERTY INFORMATION:

COUNCIL TAX: Band C, Winchester City Council.

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: Copper and Full Fibre to the Cabinet Broadband. Checked on Openreach June 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: C

PARKING: On street parking and an allocated driveway.

Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

Winkworth Winchester

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