



Lake Drive, Oliver's Battery, Winchester, SO22 4PB

Winkworth



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Lovely Detached Home with Wonderful Views

An exceptional, beautifully presented, detached home which is superbly situated in the popular residential location of Oliver's Battery. This well-proportioned property is perfect for modern family life or those seeking well-designed accommodation in a peaceful location, enjoying an elevated position and stunning views.



On the ground floor the bright, welcoming entrance hall is central to all rooms on this level and enjoys underfloor heating that flows throughout the entire ground floor. To one side there is a good double bedroom with adjoining shower room, creating a perfect annexe space for overnight guests or for those needing accommodation all at ground floor level. At the rear of the house lies a truly wonderful, open-plan, bright kitchen/sitting/dining room stretching the entire width of the property and enjoying breathtaking views. The room incorporates a comfortable sitting area, dining room, and kitchen, so is a lovely, sociable space – perfect for family life or for welcoming guests. Attractive features include a super wood-burner as a focal point in the sitting area, wooden floors and twin sets of sliding, glazed doors out to a superb, spacious deck. The modern kitchen is well appointed with ample base and eye level units, and an excellent range of integrated appliances. Just off the hallway at the front of the property there is a further bedroom, and then beyond is a useful utility room with door out to the side.



On the first floor there are two double bedrooms, the main bedroom in particular is a great size and enjoys those wonderful open views. Bedroom two is also a good double with views and fitted wardrobes. There is a smart, modern bathroom which serves the bedrooms on this floor. There is also a further room, currently used as a study, but has the plumbing in place to convert this room to an en-suite.

Outside to the front of the property the driveway provides plenty of off-road parking leading to the garage and lies alongside a neat area of hard landscaped garden interspersed with shrubs. There is side access to the private rear garden, which slopes away and is mainly laid to lawn with raised planters immediately alongside that impressive deck.



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Lake Drive

Approximate Gross Internal Area
 Main House = 1360 Sq Ft / 126.33 Sq M
 Garage = 140 Sq Ft / 13.06 Sq M
 Total = 1500 Sq Ft / 139.39 Sq M
 Outbuildings are not shown
 in correct orientation or location.
 Includes areas with Restricted room height.

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 round into Old Kennels Lane. Turn right into Treble Close, then left into Lake Drive where the property can be found.

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 house, 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.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

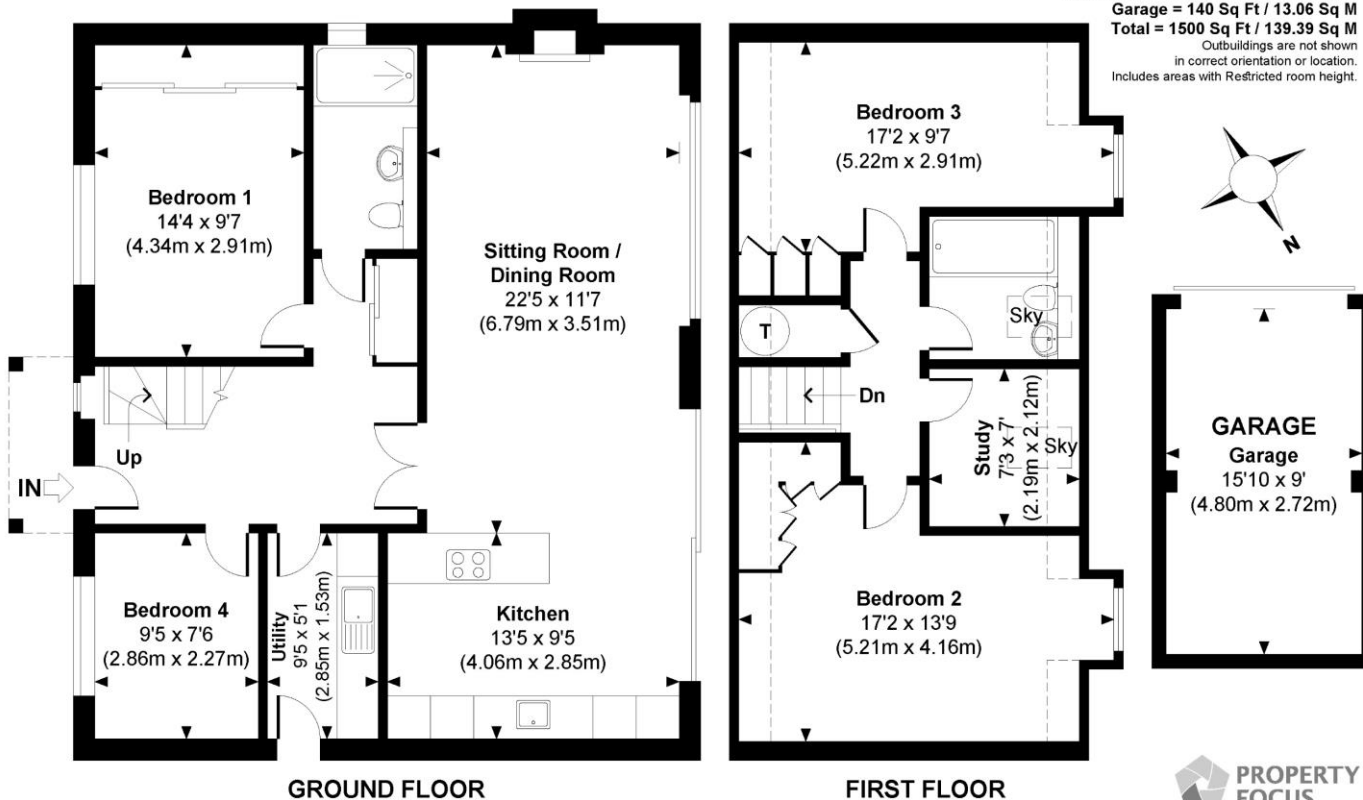
Council tax band: F

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester



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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.

Winkworth Winchester

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