



7 Falcon View, Winchester, SO22 4EP

Winkworth

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Well Presented Three-Bedroom Home Close to Local Amenities

This bright, well-presented home is situated in the popular Badger Farm area, close to local amenities. The house is nicely positioned in a close of similar properties and is within a short distance of the Sainsbury's superstore, doctors' surgery, and lots of good local walks. Other advantages include a garage and off-street parking for two cars at the front of the property.

The front door brings you into the entrance hall, which in turn leads into the heart of the home - the superb, dual-aspect open plan sitting/dining room. This is a wonderfully light space extending the length of the property, with access to a useful understairs storage cupboard. Double doors open onto the patio and garden beyond. The kitchen is modern and well-appointed, with ample base and eye-level fitted units providing plenty of storage and there is also space and plumbing for a washing machine and dishwasher. Integrated appliances include oven, gas hob and extractor, with space for a free-standing fridge/freezer.

Stairs rise to the first floor where there are three bedrooms and a bathroom. The main double bedroom is an excellent size with built-in wardrobes and bedroom two is also a good-sized double. All bedrooms are served by a smart, contemporary bathroom with bath and shower over.

The enclosed, south-facing, rear garden is well-presented and low maintenance. A patio area lies directly to the rear of the property with the remainder laid to lawn. A door provides rear access to the attached garage.

Planning was granted on 28 April 2021 for a substantial two-storey extension (Winchester City Council Planning Ref 21/00537/HOU).





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Directions

From our office in Southgate Street, head in a southerly direction along St Cross Road. Turn right at the roundabout, signposted for Oliver's Battery and Badger Farm. At the next roundabout, take the third exit onto Meadow Way. Take the second left into Falcon View, and the property can be found on the left.

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 area for Oliver's Battery Primary School and Kings' Secondary School (rated Outstanding).

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

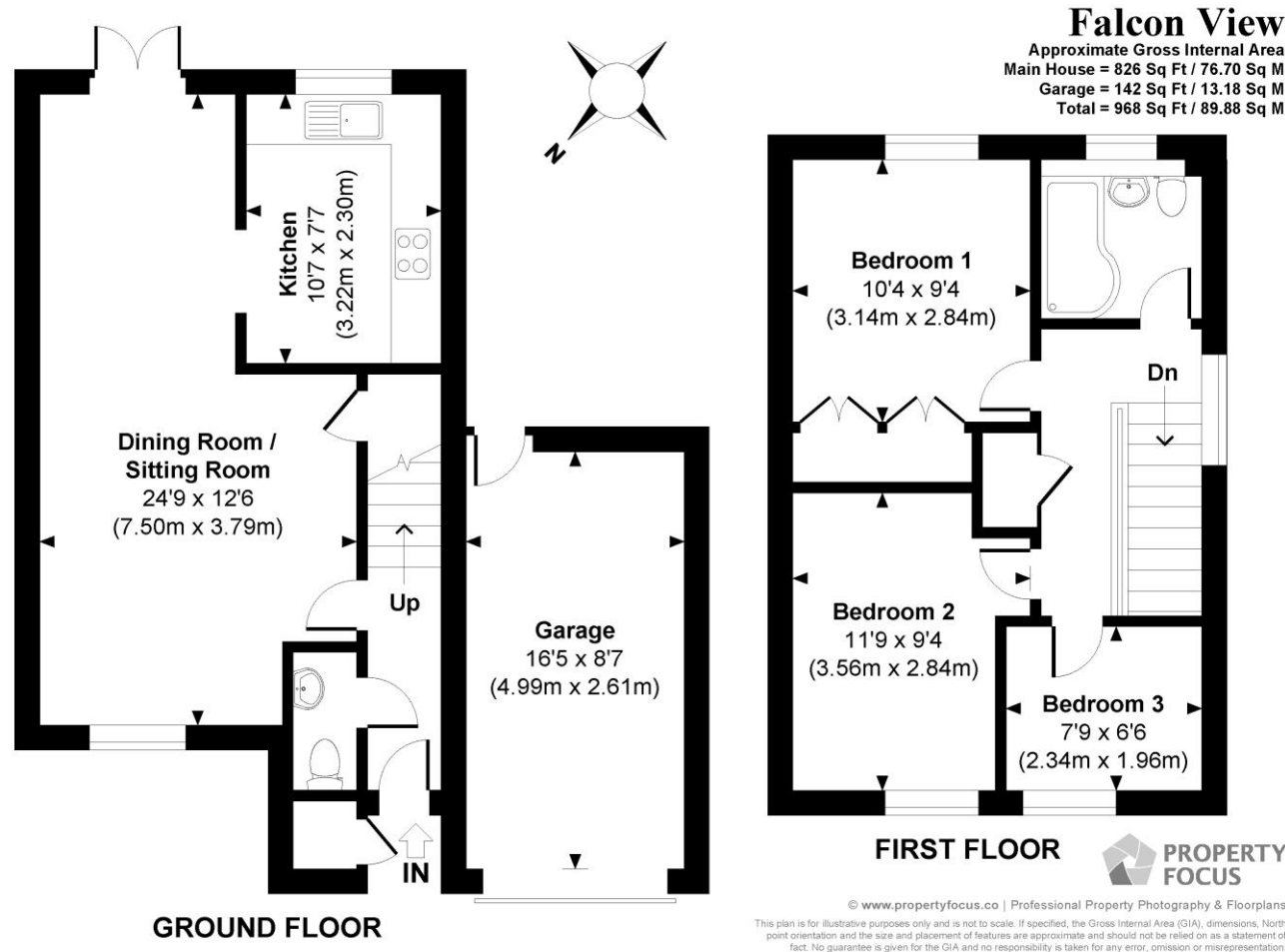
Council tax band: D

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester



Winkworth Winchester

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