



Harvest Close, Winchester, Hampshire, SO22 4DW

Winkworth



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## Well Presented Detached Home in Popular Badger Farm

This nicely presented detached property has been well maintained by the current owner to produce a super home. It is situated in a peaceful cul-de-sac and has the advantage of both a garage and off street parking.

The front door leads through to an entrance hall with cloakroom to the left and with stairs leading up to the first floor. To the rear, the sitting room is large and bright with attractive wooden flooring and a wood burner inset within a feature fireplace. Folding doors open onto the lovely light dining room. There is plenty of space for entertaining and large double doors lead out to the garden. To the other side of the hall lies a well-appointed kitchen with an array of base and eye-level units. The wooden work-surfaces complement the units beautifully and integrated appliances include double oven, hob, extractor and dishwasher. A side door gives external access to the driveway and there is also a door through to the dining room.

On the first floor there are three double bedrooms which radiate from the central landing, all with built-in wardrobes. Bedroom one, to the front, has the additional advantage of a contemporary en-suite shower room and feature box bay window. The first floor accommodation is completed by a smart family shower room.

Outside, to the front, there are steps leading to the outer covered porch, with lawn and shrubs either side and off street parking in front of the single detached garage. The rear garden is private and appealing with a shingle patio area and a small number of steps up to an area of lawn with shrub borders.





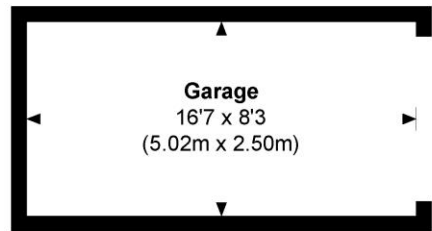
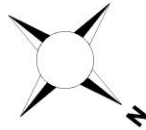




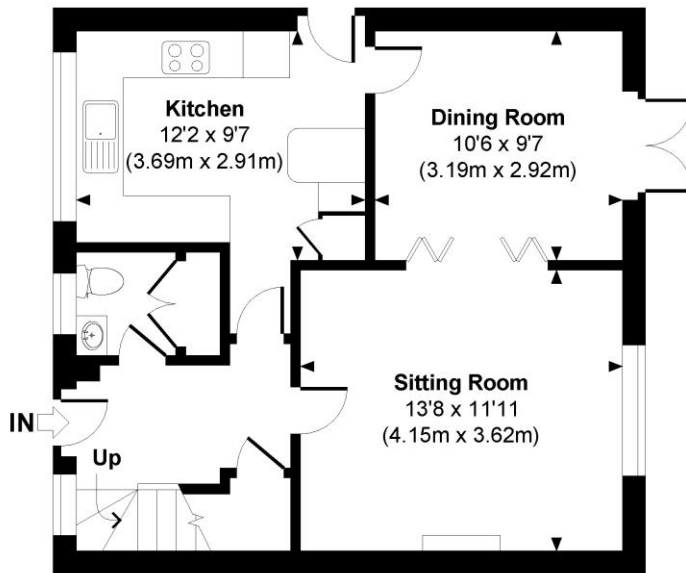
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### Harvest Close

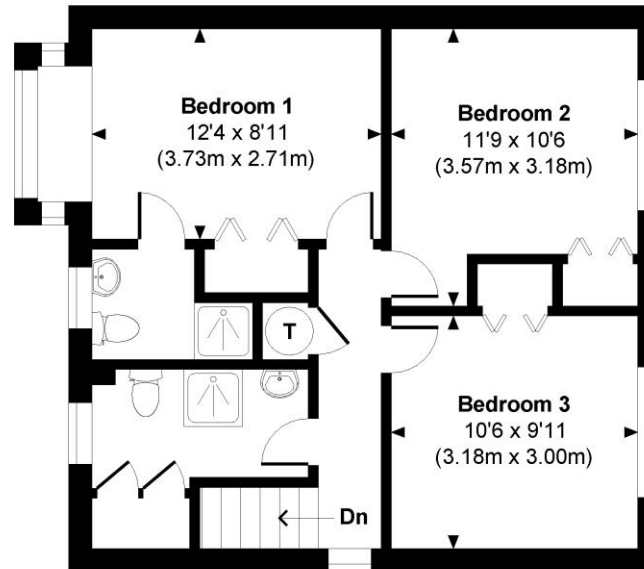
Approximate Gross Internal Area  
Main House = 1036 Sq Ft / 96.19 Sq M  
Garage = 135 Sq Ft / 12.55 Sq M  
Total = 1171 Sq Ft / 108.74 Sq M  
Outbuildings are not shown in correct orientation or location.



**GARAGE**



**GROUND FLOOR**



**FIRST FLOOR**



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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.

### 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 first exit onto Meadow Way. Take the second right onto Harvest Close, turn left when the road forks and the property can be found on the left.

### Location

Harvest Close is 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:** E

**EPC rating:** To be confirmed

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

### Winkworth Winchester

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### Winkworth Country House Department

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