



Broad Chalke Down, Winchester, Hampshire, SO22 4LR

Winkworth

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Super Three Bedroom Property with Attractive Timber Built Home Office

This bright and well-presented family home is situated in the popular Badger Farm area, close to local amenities and in the catchment for Kings' School.

The heart of the house is the superb open plan sitting/dining room which is incredibly light, with views over the rear garden courtesy of glazed sliding patio doors and a large window.

The kitchen is well appointed with fitted units providing ample storage, with space and plumbing for a dishwasher. Integrated appliances include a double oven, four-ring hob, and fridge/freezer. The downstairs WC also serves well as the utility room with space and plumbing for a washing machine and tumble dryer. The garage has been converted into an extra space which the current owners are using as a home office.

Stairs rise to the first floor where there are three double bedrooms and a smart family bathroom with shower over the bath. Bedrooms one and two also benefit from good sized fitted wardrobes.

To the front of the property there is driveway parking plus further on-street parking. The low maintenance rear garden is private with both lawn and patio areas, perfect for al fresco dining. There is gated access at the bottom of the garden as well as a beautifully built log cabin with lighting and power which is a real asset to this property.

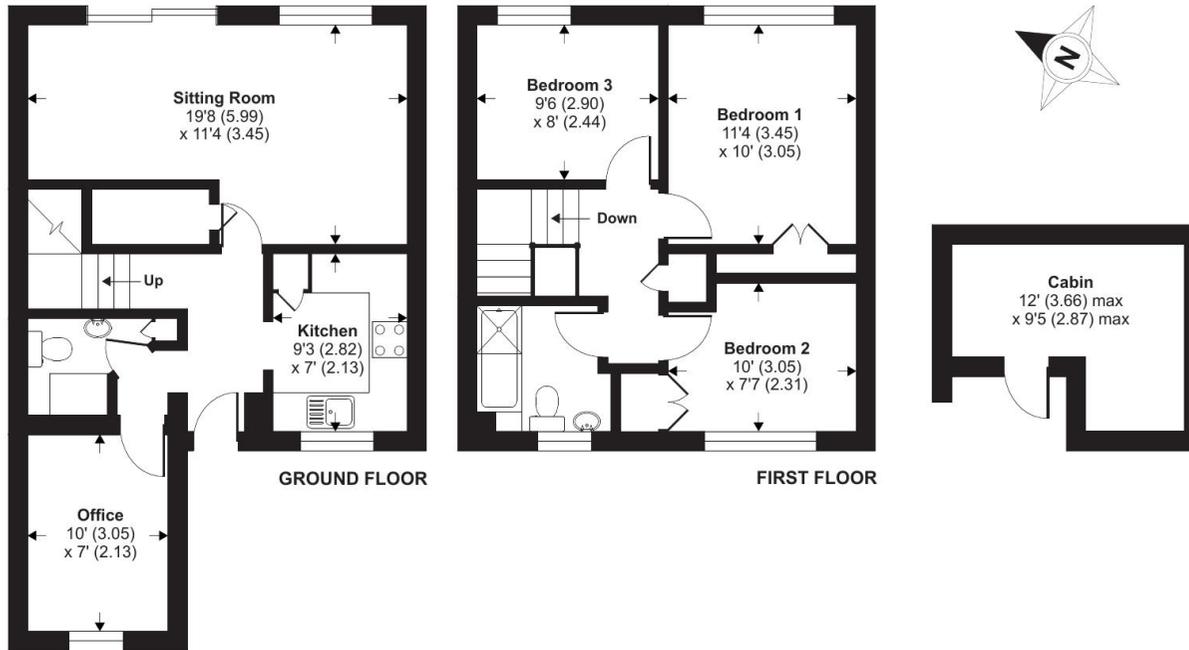




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MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 907 SQ FT 84.3 SQ METRES
OUTBUILDING APPROX. GROSS INTERNAL FLOOR AREA 90 SQ FT 8.4 SQ METRES
TOTAL APPROX. GROSS INTERNAL FLOOR AREA 997 SQ FT 92.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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. Go straight over the next roundabout, then take the first right into Ridgeway. Take the second right into Broad Chalke Down, then follow the road round to the left. The property can be found towards the bottom on the left-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 55 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](https://www.winkworth.co.uk/winchester)

Winkworth Winchester

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