



Olivers Battery Road South, Winchester, Hampshire, SO22 4HB

**Winkworth**



Olivers Battery Road South, Winchester, Hampshire, SO22 4HB

## Peaceful single-storey living with generous gardens in sought-after south Winchester

Set within a generous plot, this detached bungalow offers well-balanced accommodation, excellent natural light and a wonderfully private rear garden within a quiet and established residential setting.

A generous front garden creates an immediate sense of space and privacy, with a pathway leading to the front door and into a welcoming entrance hall. At the heart of the property is a spacious reception hall which forms the hub of the home and allows the property to flow beautifully, providing access to the principal accommodation and offering flexibility as an additional reception space. The sitting room enjoys generous proportions and large windows which allow natural light to flood in, creating a bright and inviting space ideal for both everyday living and entertaining. Double doors connect through to the dining room, which enjoys a pleasant outlook over the rear garden and has sliding doors leading out.

The kitchen is thoughtfully arranged with ample worktop and cupboard space and sits conveniently within the flow of the house. Adjoining the kitchen is a useful utility room with external access, providing excellent additional storage. The bedroom accommodation is quietly positioned away from the main living areas, offering a sense of privacy and comfort. Both the principal and second bedrooms are well-proportioned double rooms with integrated wardrobes and ample space for furniture. Both bedrooms are served by a well-appointed family bathroom, completing the internal layout.

A particular highlight of the home is the generous rear garden, which benefits from a south-west facing aspect. Bordered by mature hedging and trees, it offers excellent privacy and ample space for entertaining, gardening, or future landscaping, with plenty of room to enjoy throughout the seasons. To the front of the property, there is a generously sized detached garage together with off-road parking, providing excellent practicality and further potential, subject to the usual consents. Overall, this is a charming and well-presented home that combines generous outdoor space with thoughtfully arranged single-storey accommodation, positioned in a desirable location and offering exciting potential for the next owner to create a bright and comfortable long-term home.

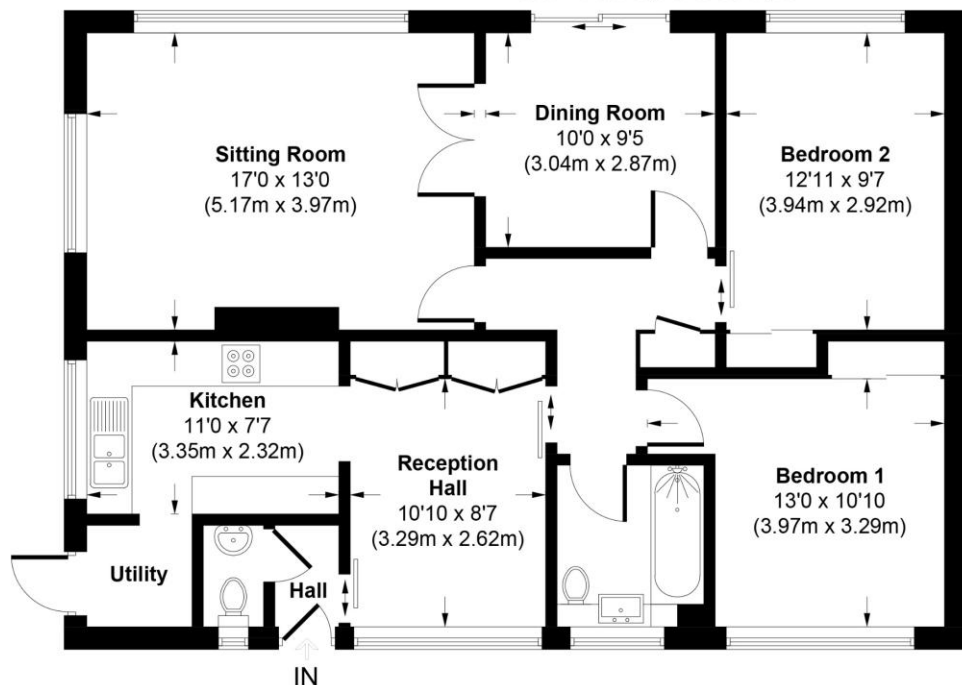






## Olivers Battery Road South, SO22 4HB

Approximate Gross Internal Area  
Main House = 975 Sq Ft / 90.6 Sq M  
Garage = 165 Sq Ft / 15.3 Sq M  
Total = 1140 Sq Ft / 105.9 Sq M



### GROUND FLOOR

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

From Winchester High Street, proceed towards Staple Gardens and continue out of the city, following the road as it becomes Romsey Road. Continue along Romsey Road, passing through successive roundabouts, before turning right at the next roundabout onto Badger Farm Road. Follow Badger Farm Road for a short distance and then turn right into Olivers Battery Road South, where the property will be found shortly thereafter on the right-hand side.

### Location

Olivers Battery Road South is set in a friendly residential area with convenient local amenities, including Oliver's Battery Post Office and Convenience Store, Boots Pharmacy, and a Sainsbury's Superstore at Badger Farm. Winchester city centre and train station are just 2.5 miles away, offering a vibrant High Street, cultural attractions, and direct rail links to London. The property also falls within the catchment for highly regarded schools such as Oliver's Battery Primary and Kings' School.

### PROPERTY INFORMATION:

**COUNCIL TAX:** Band E, Winchester City Council.

**SERVICES:** Mains Gas, Electricity, Water & Drainage

**BROADBAND:** Full Fiber Broadband Available to Order Now.

Checked on Openreach February 2026.

**MOBILE SIGNAL:** Coverage With Certain Providers.

**HEATING:** Mains Gas Central Heating.

**TENURE:** Freehold.

**EPC RATING:** D

**PARKING:** Off-Street parking and garage

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

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