



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

**Winkworth**





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

## Generous Space, Attractive and Practical Design, and a Wonderful Garden

This beautifully presented and thoughtfully extended detached family home offers generous living space, a practical layout, great garden - all ideal for modern living. There are wonderful views from the front towards the golf course. Entering into a welcoming, central hallway with engineered oak floors there's a stylish downstairs W/C, followed by a versatile family room, perfect as a playroom, snug, or second lounge. At the end of the hall, the main living room lies to the right: a spacious, calming, double-aspect space with soft décor and large windows that flood the room with natural light.

To the left at the end of the hallway, the home opens into a most impressive open-plan kitchen, dining and family room – the true heart of the house. This expansive space is tied together by lovely engineered-oak floors and features sleek kitchen cabinetry, a central island, integrated appliances, and a large roof lantern, with sliding doors leading directly out to the rear garden. Adjacent to the kitchen are a home office and a separate utility room.

Upstairs, four well-proportioned bedrooms are arranged off a central landing. Bedroom Four is immediately on the right, with the contemporary family bathroom next door, finished to a high standard with neutral tiling, a full-sized bath, a separate shower cubicle, a floating vanity unit, and chrome fittings. Bedrooms two and three are also good doubles. The principal bedroom lies at the rear of the house and features a generous layout, peaceful garden views, and a luxurious en-suite with a large walk-in shower, stylish tiling, wall-mounted vanity unit, and heated towel rail.

Outside, the home boasts a large gravel driveway and a well-tended front garden. The rear garden is a standout feature, private and generously sized, with a neat lawn, patio for outdoor dining, and a raised vegetable bed for keen gardeners. A double garage offers excellent storage or potential for conversion to a studio or workshop. This is a home that combines space, style, and flexibility in equal measure.

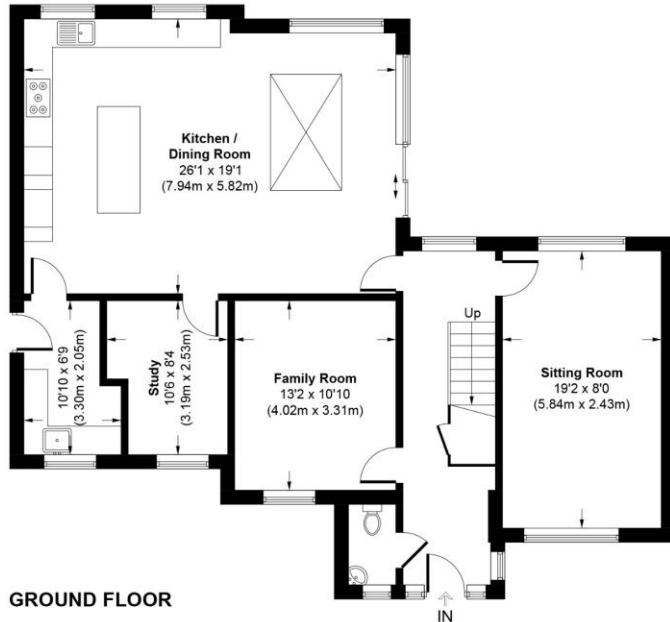






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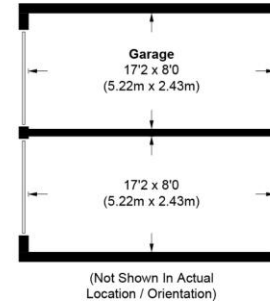
Approximate Gross Internal Area  
Main House = 2152 Sq Ft / 199.9 Sq M  
Outbuilding = 283 Sq Ft / 26.3 Sq M  
Total = 2435 Sq Ft / 226.2 Sq M



GROUND FLOOR



FIRST 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

Starting from our office on Winchester High Street, head west on High Street. At the roundabout, continue straight onto Romsey Road and follow it for 1.7 miles towards Romsey. At Pitt roundabout, take the first exit onto Badger Farm Road and continue for 0.2 miles. Then, turn right onto Olivers Battery Road South and proceed for 0.4 miles. Turn left / go straight to stay on Olivers Battery Road South, and the destination will be on the left.

### 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 Fibre Broadband Available. Checked on Openreach July 2025

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

**HEATING:** Mains Gas Central Heating.

**TENURE:** Freehold.

**EPC RATING:** C

**PARKING:** Driveway and Double 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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**Winkworth**

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