



St. Annes Close, Winchester, Hampshire, SO22 4LQ

Winkworth





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## Appealing and Compact - Single-Level Living at Its Best

This endearing and well-maintained bungalow is perfect for relaxed living in a peaceful setting. Upon entering the property through the front door, you're greeted by a hallway that leads directly into an open-plan living room, kitchen, and dining area. This bright and contemporary space is thoughtfully designed, featuring stylish finishes and a modern kitchen with breakfast bar seating. It serves as the heart of the home, ideal for both relaxing and entertaining.

From the main living area, a door leads to a smaller hallway providing access to two bedrooms and the bathroom. The bathroom is situated on the right-hand side and features a full-size bath with overhead electric shower, a vanity unit with drawers, and purple mosaic tile detailing, all complemented by wood-effect flooring and chrome fixtures including a heated towel rail. The second bedroom is located at the rear right of the house and benefits from direct access to the garden through double glazed patio doors, making it an ideal guest room or home office.

The master bedroom is positioned at the back left of the property and provides a bright and tranquil space. The room has a large landscape window overlooking the rear garden, the room is finished in soft neutral tones with cream carpeting underfoot. A built-in wardrobe offers practical storage, with space for additional freestanding furniture.

The garden is a private outdoor space featuring a paved area ideal for outdoor furniture and dining, a central raised stone-walled flower bed for planting, and a paved pathway leading to the rear boundary gate, which provides access via a private path. A front storage cupboard offers convenient space for a lawnmower and tools. The property combines compact design with comfort and functionality.

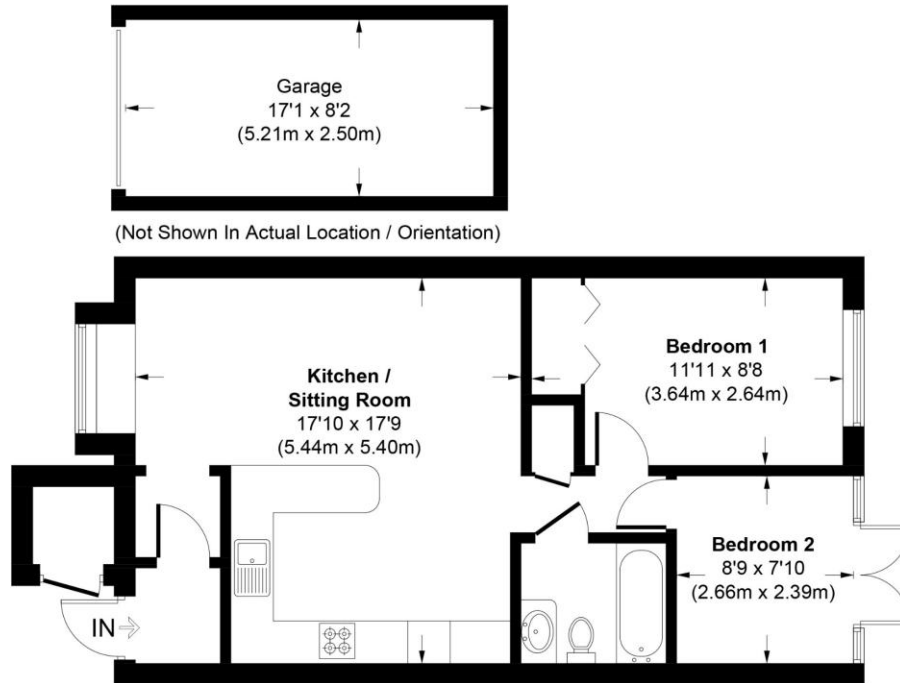






## St. Annes Close, SO22 4LQ

Approximate Gross Internal Area  
Main House = 592 Sq Ft / 55.0 Sq M  
External Store / Garage = 155 Sq Ft / 14.4 Sq M  
Total = 747 Sq Ft / 69.4 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.



## St. Annes Close, Winchester, Hampshire, SO22 4LQ

### Directions

Head west on High Street (B3040) towards Staple Gardens for approximately 436 feet. At the roundabout, continue straight onto Romsey Road (B3040) and follow it for 1.7 miles. At the next roundabout, take the first exit onto Badger Farm Road (A3090) and continue for 0.3 miles. Then, turn left onto Ridgeway and proceed for another 0.3 miles. Turn right onto St Anne's Close and after 95 feet, turn left at the first cross street to stay on St Anne's Close.

### Location

Nestled in the desirable Badger Farm area on the south-eastern edge of Winchester, St Annes Close enjoys a quiet cul-de-sac setting just 1.5 miles from Winchester station, with frequent trains to London Waterloo. Local amenities include a Sainsbury's superstore, regular bus routes to the city centre where residents can enjoy boutique shopping, cafés, restaurants, and cultural landmarks as well as nearby doctors, dentists, and parks, all within easy reach. The property falls within catchment for well-regarded primary schools: Oliver's Battery, St Peter's Catholic, and Stanmore, along with Kings' School and The Westgate School at secondary level.

### PROPERTY INFORMATION:

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

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

**BROADBAND:** Fibre to the Cabinet Broadband. Checked on Openreach June 2025.

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

**HEATING:** Mains Gas Central Heating.

**TENURE:** Freehold.

**EPC RATING:** C

**PARKING:** On street and residents parking.

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

72 High Street, Winchester, SO23 9DA  
01962 866 777 | [winchester@winkworth.co.uk](mailto:winchester@winkworth.co.uk)

### Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU  
020 7870 4878 | [countryhouse@winkworth.co.uk](mailto:countryhouse@winkworth.co.uk)

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