



32 NORTH VIEW

Winchester, Hampshire, SO22 5EH

Carter Jonas

32 NORTH VIEW, WINCHESTER, HAMPSHIRE, SO22 5EH

- 4 bedrooms
- 2 bathrooms
- Extended kitchen with log burner
- Sitting room
- Playroom/study
- Located less than ½ mile from Winchester train station and city centre

DESCRIPTION

The entrance door opens into the ground floor entrance hall with the sitting room and playroom/study on the left and useful cloakroom/shower room. The stairs descend down to the contemporary fitted kitchen/breakfast room with character log burner with bi-folding doors and sky lights leading out to the terraced garden which provides excellent entertainment space. The stairs leading up to the first floor accommodate 2 bedrooms including the main bedroom, family bathroom and utility cupboard. The top floor has been cleverly split to create 2 further bedrooms with spectacular far reaching views.

OUTSIDE

To the front of the property, steps lead down alongside a useful storage shed and small courtyard area. The rear garden is westerly aspect and has a sunny decking area and lawn bordered by shrubs and there is also a useful storage shed.

A DELIGHTFUL CHARACTER, 4 BEDROOM VICTORIAN PROPERTY SITUATED IN THE VERY EXCLUSIVE ORAM'S ARBOUR NEIGHBOURHOOD, OFFERING FLEXIBLE ACCOMMODATION AND A FABULOUS EXTENDED LIVE IN KITCHEN PROVIDING EXCELLENT ENTERTAINMENT SPACE



LOCATION

Conveniently situated in the desirable residential neighbourhood of Oram's Arbour. Located less than 0.5 miles of the station (Waterloo in around 1 hour) and Winchester city centre with its many shops, restaurants, public houses, coffee shops, library, theatres, cinema, Cathedral and more. There are attractive walks and cycle routes along the River Itchen and Winnall Moors which can be found approximately a mile way. Western Church of England Primary School and The Westgate School, rated Ofsted 'Outstanding', are both within 0.5 miles and Peter Symonds College is 0.9 miles distant. In addition, St Swithun's School for girls, Winchester College and The Pilgrims' School for boys are also within easy access.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains water and drainage. Mains electricity. Gas central heating. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

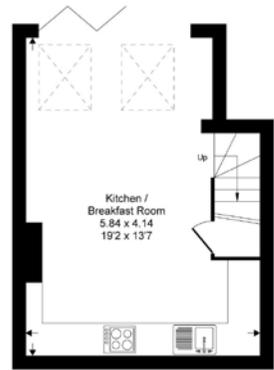
Local Authority: Winchester City Council. Council Tax Band: E.

Viewings: Strictly by appointment with Carter Jonas, 01962 842742.

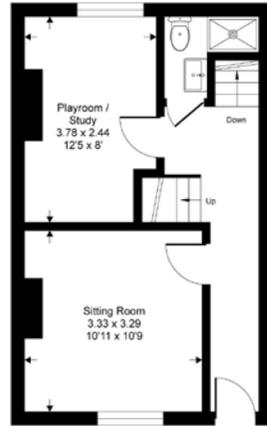




North View, SO22
 Approximate Gross Internal Area = 103.1 sq m / 1110 sq ft
 (excludes restricted head height)



Lower Ground Floor



Ground Floor



First Floor



Second Floor

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 Produced for Carter Jonas

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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