



SARUM VIEW, WINCHESTER, SO22
£4,000 per month*

Carter Jonas

SARUM VIEW, WINCHESTER, HAMPSHIRE, SO22 5QF

- 5 Bedrooms
- 2 Bathrooms
- 3 Reception Rooms
- Double Garage
- Garden
- Driveway Parking

LOCATION

Sarum View has access to excellent walks around the golf course and onto the Clarendon Way yet is within easy reach of the city centre and railway station and good road links to the A3, A34, A303 and M27.

THE PROPERTY

The front door opens into a light entrance hall with doors to all principal downstairs rooms; there is a dual aspect sitting room with log burner, wooden floors and doors to a conservatory. There is a dining room and a separate study/playroom, both with wooden floors. The kitchen has a good range of gloss white eye and base level units with built in appliances; two ovens, induction hob, microwave, dishwasher and large fridge. There is space for a table. There is a separate utility room with fridge/freezer, washing machine, boiler and side door to the drive. There is a downstairs loo, an understairs cupboard and a coats cupboard.

Upstairs the main bedroom has an ensuite bathroom with bath and separate shower. There are four more double bedrooms, a contemporary family bathroom and an airing cupboard on the landing. There are hard floors to all bedrooms and the landing.

OUTSIDE

To the front of the property there is a lawned garden and parking for 2 cars. The rear garden is enclosed with newly fitted wooden double gates leading from the front drive. There is further driveway parking for a number of cars in front of a double garage. There is a large patio to the rear of the house with access from the conservatory and a good sized lawn. There is further hardstanding behind the garage.

A very well presented, newly decorated spacious detached family home tucked away in a small cul-de-sac on the fringes of Winchester close to Royal Winchester Golf Course and Kings Secondary School.

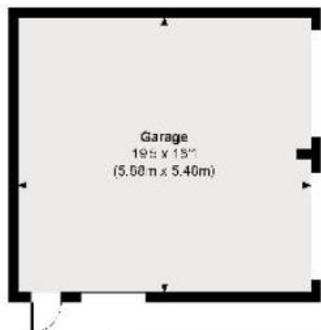


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

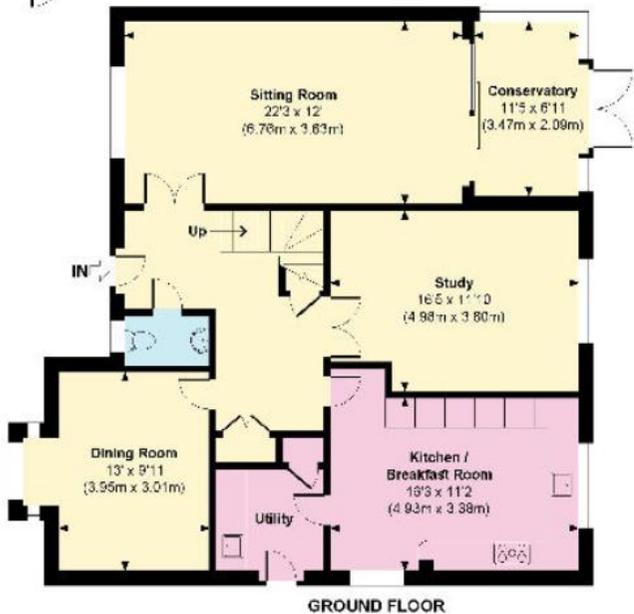
ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms preferred
Viewing	Strictly by appointment
Local Authority	Council Tax Band G Winchester City Council for current cost
Services	Mains Gas, Electric and Water. For internet and mobile services check ofcom.org.uk
Deposit	Holding deposit equivalent to 1 week's rent = £923 Security deposit is 5 weeks rent @ £4,000 = £4,615 deposit

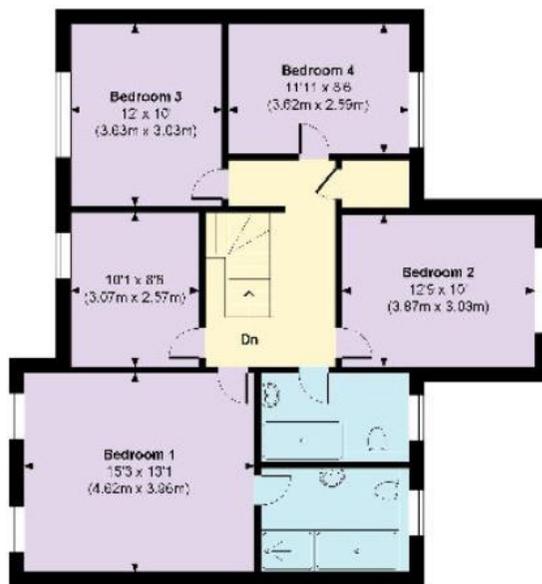




Sarum View
 Approximate Gross Internal Area
 Main House = 2065 Sq Ft / 191.82 Sq M
 Garage = 347 Sq Ft / 32.22 Sq M
 Total = 2412 Sq Ft / 224.04 Sq M
 Outbuildings are not shown in correct or estimated or location.



GROUND FLOOR



FIRST FLOOR



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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