



ROOKS DOWN ROAD, WINCHESTER, SO22 4LT

Carter Jonas



# ROOKS DOWN ROAD, WINCHESTER, SO22 4LT

AN APPEALING FAMILY HOME IN A CUL-DE-SAC LOCATION

Detached family home in sought-after area • 4 bedrooms and 2 bathrooms • Sheltered south-west facing garden • Parking and garage • Easy access to delightful walks • EPC rating D

## DESCRIPTION

This well laid out family home is situated within a secluded cul-de-sac just off Rooks Down Road. The ground floor accommodation comprises a generous sitting room with feature fireplace, and an archway leading to a dining room. Sliding doors from the dining room open out onto a rear facing conservatory with French doors on to the garden. The kitchen / breakfast room comprises a range of base and eye level units, integrated appliances and a door to the side.

To the first floor are 4 bedrooms, all with built in wardrobe space, a family bathroom and an en-suite shower room. Externally, the gardens are mainly lawned, with a patio area directly behind the house. The property benefits from a driveway to the front and an integral garage.

## LOCATION

Rooks Down Road is about 1.5 miles to the south west of the city centre and is within 0.5 miles of Oliver's Battery which offers a number of shops. Sainsbury's superstore is 0.8 miles away where there is also a doctor's surgery. There is a regular bus service to the city centre. Furthermore, the M3 is about 2 miles distant. It is in the catchment of Oliver's Battery primary school and Ofsted 'Outstanding' Kings' secondary school. Winchester railway station is about 2.5 miles away and provides frequent services to London (Waterloo) in under an hour.

## ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains water, electricity, gas and drainage. Gas central heating.

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

Viewings: Strictly via the agent Carter Jonas.

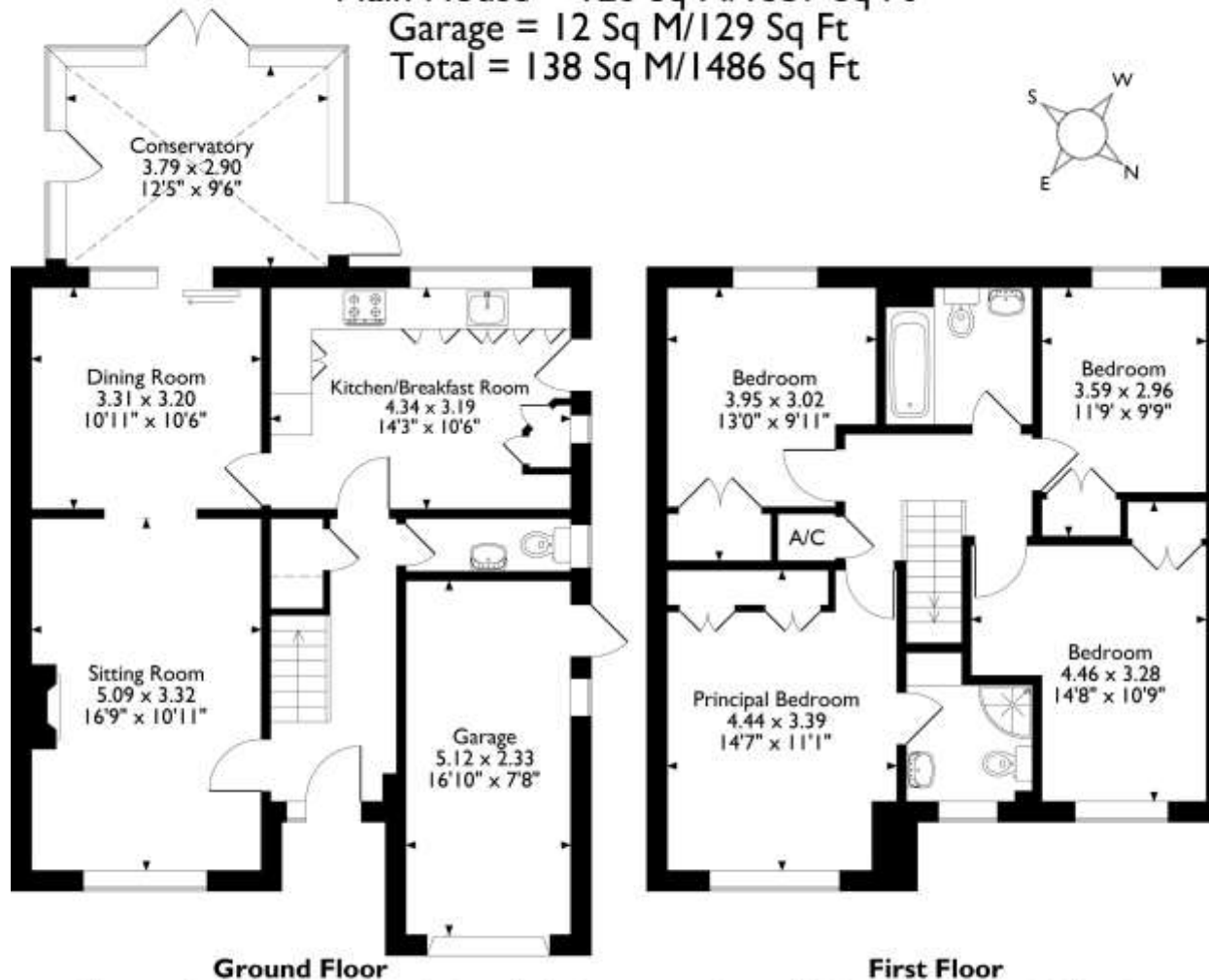




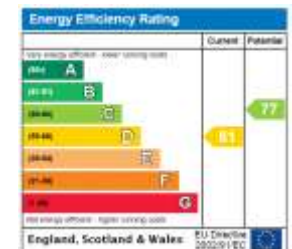




24 Rooks Down Road, Winchester  
 Approximate Gross Internal Area  
 Main House = 126 Sq M/1357 Sq Ft  
 Garage = 12 Sq M/129 Sq Ft  
 Total = 138 Sq M/1486 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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