



**23 DAWN GARDENS**

Sleepers Hill, Winchester, Hampshire, SO22 4NS

**Carter Jonas**



## 23 DAWN GARDENS, SLEEPERS HILL, WINCHESTER, HAMPSHIRE, SO22 4NS

- 2 bedrooms
- Sitting room
- Kitchen
- Bathroom
- Studio
- Driveway
- Garage
- No onward chain

### DESCRIPTION

A truly exceptional opportunity to own a stunning maisonette in the prestigious city of Winchester. This immaculately presented property boasts fantastic views, front and rear gardens, and a home office/studio for the modern professional.

Situated just a quarter of a mile from Winchester Hospital and three quarters of a mile from Winchester train station, this prime location off Sleepers Hill offers both convenience and prestige. With no onward chain, this property is ready for you to move in and make it your own.

## 2 BEDROOM MAISONETTE WITH GARDEN, TUCKED AWAY OFF A SALUBRIOUS PRIVATE ROAD





Featuring two bedrooms, one bathroom, a driveway, and a garage, this property offers the perfect combination of luxury and practicality. With a generous size of 800 square feet, there is ample space for living and entertaining.

Don't miss out on this rare opportunity to own a well-presented property in the heart of Winchester. Arrange a viewing today and experience the epitome of sophisticated city living. Contact us now to secure your dream home.

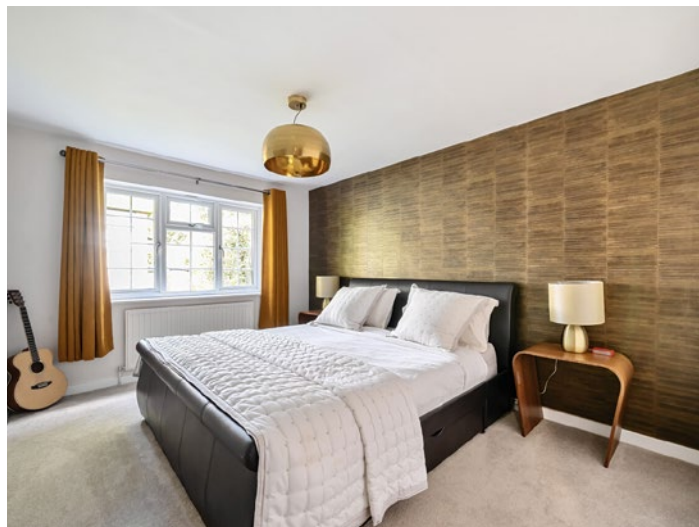
## ADDITIONAL INFORMATION

**Tenure:** Leasehold. 999 year lease from 24th June 1973. 948 years and 2 months remaining. Ground rent: £100 per year.

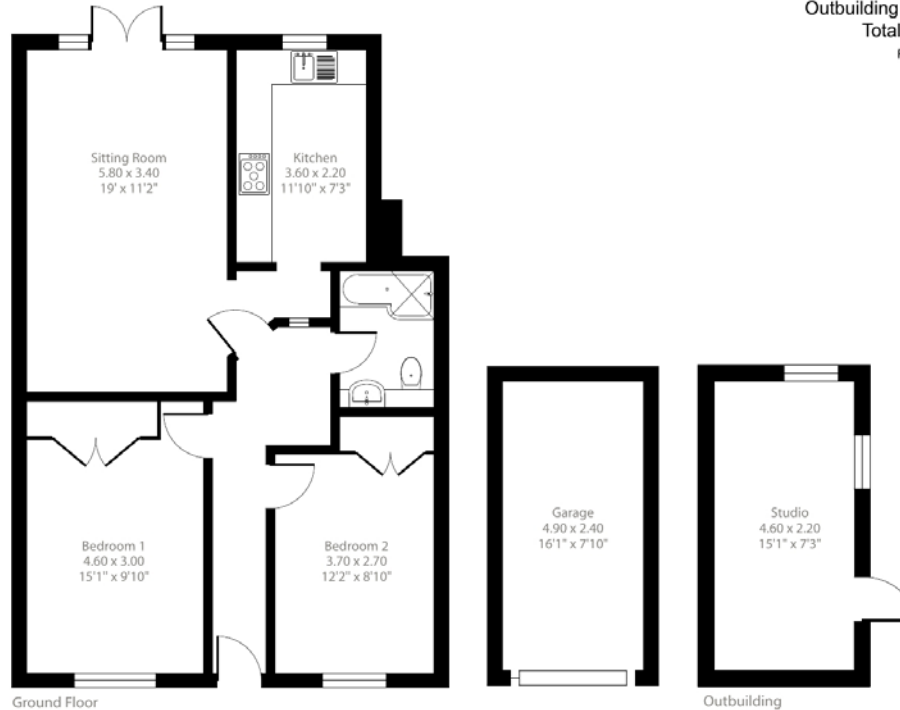
**Services:** Mains electricity, gas, drainage, mains water not metered. Broadband: Fibre to the cabinet (FTTC). Mobile phone signal/coverage and broadband speeds can be checked here: <https://checker.ofcom.org.uk/>.

**Local Authority:** Winchester City Council. Council Tax Band: D.

**Viewing:** Strictly by appointment through the agent, Carter Jonas.







Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024.  
Produced for Carter Jonas. REF: 1114975

## Dawn Gardens, Winchester, SO22

Approximate Area = 737 sq ft / 68.4 sq m

Garage = 127 sq ft / 11.7 sq m

Outbuilding = 111 sq ft / 10.3 sq m

Total = 975 sq ft / 90.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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