



**EVANS & PARTRIDGE**

**6 SARUM CLOSE  
WINCHESTER**















# 6 SARUM CLOSE, WINCHESTER, HAMPSHIRE SO22 5LY

**A GOOD LOOKING DETACHED MODERN FAMILY HOUSE WITH WELL ENCLOSED PRIVATE GARDEN AND DOUBLE GARAGE  
IN A TUCKED AWAY POSITION WITH EASY ACCESS TO THE CITY, STATION AND KINGS SCHOOL**

**NEAR BUS STOP  
CATCHMENT OF KINGS SCHOOL  
PRIVATE GARDENS  
PARKING AND DOUBLE GARAGE  
IN A TUCKED AWAY POSITION  
SURROUNDING MATURE TREES**

**OFFERS INVITED AROUND: £1,025,000 Freehold**

## **DESCRIPTION**

A modern detached family home situated at the end of Sarum Close, accessed via an extended private driveway serving just two properties offering a secluded setting. It is worth noting that the rear garden backs onto Romsey Road, and while the garden is private and the road not visible, traffic noise can be heard. Ideally located for Kings School and convenient bus routes to the city centre and railway station, the property provides well balanced accommodation; comprising of an entrance hall with cloakroom, three reception rooms and a kitchen/breakfast room with adjoining utility, while the first floor offers four bedrooms, two with en-suite facilities, and a family bathroom. Externally, there is off-road parking, a detached double garage, and front and rear gardens, with the main rear garden enjoying a south-westerly aspect.

## **LOCATION**

Winchester is a historic and picturesque cathedral city, renowned for its charming streets, period architecture, and vibrant cultural scene, offering an excellent range of amenities alongside strong educational, leisure, and cultural facilities. The property is situated in a highly desirable residential close, within easy reach of The King's School, Winchester and the Royal Winchester Golf Club (approximately 0.6 miles), as well as a nearby bus stop providing regular services to the city centre and railway station. Winchester city centre lies around one mile away, while the mainline station offers fast and convenient access to London Waterloo in about an hour. The M3 motorway (Junction 11) provides excellent road links to London and the South Coast, and Southampton International Airport, approximately 12 miles distant, offers regular flights to a variety of European destinations.

## **ACCOMMODATION**

### **Approach**

Path from drive to quarry tiled entrance. Outside lantern style lights to either side and painted hardwood door with high level obscure glazed panel leading into:

### **Reception Hall**

Part divided by arch. Turning staircase with exposed balustrade to one side rising to the first floor. Space for bureau to front and deep understairs storage cupboard with numerous coat hooks. Casement windows each with plantation shutters to either side of the front entrance door overlooking the front garden. Panelled doors to:

<b>Cloakroom</b>	Raised wash hand basin with side mixer tap. Oak effect splashback and cupboard beneath. Low level WC. Obscure glazed window. Fuse box. Oak effect flooring and ceiling downlighter.
<b>Living Room</b>	A good sized dual aspect reception room centring on an attractive fireplace with inset coal effect gas fire, raised polished granite hearth and painted mantelpiece. Glazed double doors with high level windows to either side open onto the rear terrace and enjoy a view over the mature main garden. Wide bay picture window to the front aspect, also overlooking part of the gardens. Panelled door connects through into:
<b>Dining Room</b>	Attractive bay window overlooking the rear garden with shutters. Space for family table and dresser. LED ceiling down lighters and doorway connecting through to the kitchen/breakfast room.
<b>Study</b>	Large sash style window to front aspect overlooking the driveway and garden area with fitted shutters. Ceiling spot lights.
<b>Kitchen/Breakfast Room</b>	Stainless steel sink unit with central mixer tap and handheld jet, roll top work surfaces and a range of high and low level cupboards and drawers with frosted glass fronts. High level cabinets, undercounter oven and grill with combination oven to one side. Four ring gas hob with coloured glass splash back. Extractor fan and light over. Space for tall fridge/freezer. Integrated dish washer. Oak effect flooring. Space for breakfast table. Two windows overlooking the rear garden, each with shutters and further large sash window to the side aspect. LED downlighters throughout. Panelled door into:
<b>Separate Utility</b>	Roll top work surfaces with central stainless steel sink and mixer tap. Cupboard beneath with recesses to either side for washing machine and tumble dryer. Wall hung Glow-worm mains gas fired boiler. Part glazed door to outside.
<b>FIRST FLOOR</b>	Central landing turnstile exposed balustrade continues overlooking the stairwell. Deep shelved linen cupboard. Loft hatch and downlighters. Window to the front aspect with shutter. Panelled doors to:
<b>Principal Bedroom</b>	Double bedroom with two large windows to the rear aspect overlooking the main garden and ornamental pond. Twin built in double wardrobes. Pendant light point and panelled door into:
<b>En Suite Shower Room</b>	Featuring a substantial fully tiled wet area with central drain and overhead shower. Bottle recess. Wash hand basin set into L shaped roll top sill with electric mirror above, mixer tap, shaver socket to one side and a range of cupboards beneath. Low level WC with concealed cistern. Tiled flooring and part tiled walls. Obscure glazed window with shutters. LED down lighters. Extractor fan and chrome towel radiator.
<b>Bedroom Suite Two</b>	Double bedroom with window to the rear aspect. Shutters. Double wardrobe. Pendant light point and panelled door to:
<b>En Suite</b>	Raised circular wash hand basin in roll top sill with double cupboard beneath. Low level WC to one side with concealed cistern and electric mirror above, all with tiled splashback. Glass door into tiled enclosure with overhead shower. Ceramic tiled flooring. Part tiled walls. Obscure glazed window with shutter. Downlighters. Extractor fan and chrome towel radiator.
<b>Bedroom Three</b>	Double bedroom. Two windows overlooking the front garden and mature trees. Pendant light point and built in double wardrobe.
<b>Bedroom Four</b>	Single bedroom, also with two windows to the front aspect, shutters and a built in wardrobe.

**Family Bathroom**

Contemporary roll top double ended bath with mixer tap and handheld shower attachment to one end. Long roll top sill with raised oval basin to one end, mixer tap, electric mirror and shaver socket above. Double cupboard beneath. Central low level WC with concealed cistern. Tiled flooring. Obscure glazed window with shutter. Downlighters. Extractor fan. Chrome towel radiator.

**OUTSIDE**

The property is approached via a long stone edged hedge lined driveway with turning/parking area to the front of the house and a wider tarmac driveway flanking the side of the house where there is an EV charger, providing access to the detached double garage. To one side of the driveway there is a large overhanging mature oak tree with laurels and various shrubs beneath screening the boundary with rocks below. To the opposite side of the driveway there is a good area of level garden laid to lawn and gravel with two magnificent mature Scots Pine trees, a further ornamental tree, grasses and bamboo. The boundaries have been well enclosed by close boarded fencing. To the side of the property a timber gate gives access to a path passing the utility door and opening into:

**Rear Garden**

This enjoys a good degree of privacy and is surrounded by mature trees. A generous paved terrace extends to the rear of the house, ideal for barbeques and entertaining. To the edge of the terrace there is a shaped ornamental pond with surrounding planting. The remainder of the garden is level and laid to shingle areas and part shaped lawn. Flowering Cherry Tree and Silver Birches. Deep shrub borders interspersed with perennials and an interesting variety of shrubs, grasses and bamboos. Further concealed area to the rear of the garden also laid to shingle with a brick edged border is ideal as a vegetable garden, clothes drying area or potentially a children's play area (trampoline). Boundaries are all enclosed by fencing.

**Double Garage**

A substantial building with exposed decorative brick plinths and weatherboarded elevations beneath a tiled roof. Internally you can see the block work wall finish. Electric up and over doors to either side of a block pier. Light and power connected.

**Services**

Mains electricity, gas, water and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.

**Directions**

SO22 5LY

**Council Tax**

Winchester City Council - Band G

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

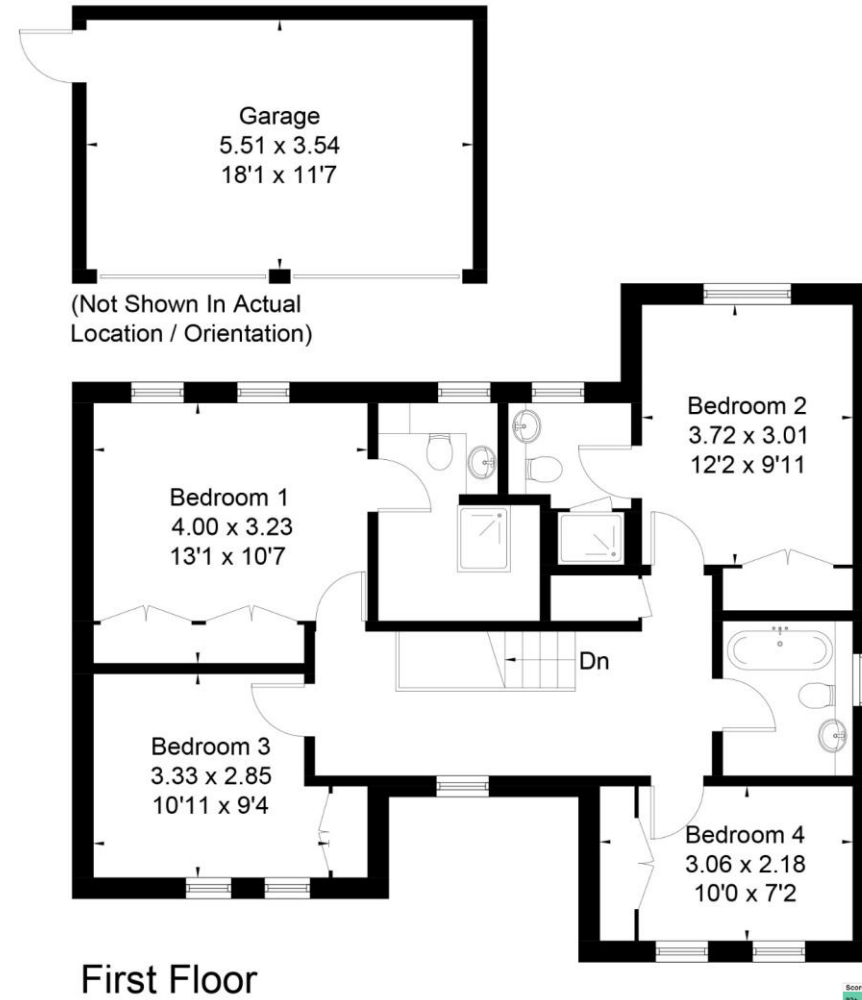
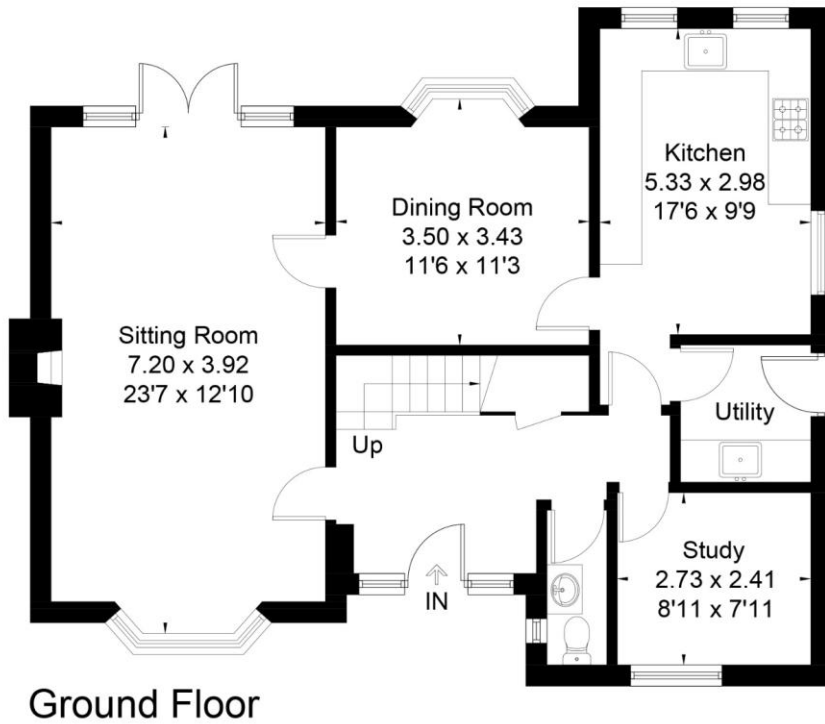
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Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 156.6 sq m / 1686 sq ft  
 Garage = 19.5 sq m / 210 sq ft  
 Total = 176.1 sq m / 1896 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	44 D	78 C
39-54	E		
21-38	F		
1-20	G		