



8 THE LIMES

Sarum Road, Winchester, Hampshire, SO22 5QZ

Carter Jonas

8 THE LIMES, SARUM ROAD, WINCHESTER, HAMPSHIRE, SO22 5QZ

850 SQ. FT, DETACHED, FREEHOLD COACH HOUSE

- Bedroom
- Sitting/dining room
- Kitchen
- Bathroom
- Allocated parking
- No onward chain

DESCRIPTION

Built by Banner homes in 2012/2013 this unusual, detached coach house offers 850 sq. ft of accommodation. The private entrance door opens to an inner hallway with stairs to first floor. The first floor landing opens through to an open plan sitting/dining/kitchen with a range of fitted wall, base and drawer units with a wrap around work surface creating a fantastic entertaining space. The bathroom is fitted with a full suite comprising bath, shower, wash basin and WC. There is a spacious double bedroom with built in storage.

OUTSIDE

Externally the property has allocated parking.



LOCATION

8 The Limes is well placed for Winchester's wide range of cultural, leisure and recreational facilities. It is approximately 1 mile from Winchester High Street and the mainline train station which provides frequent services to London Waterloo in less than an hour. There are also excellent road links to London via the M3, the south coast via the M27, and north to Newbury and Oxford via the A34. Southampton Airport is just 9 miles away by road and 8 minutes by rail.

ADDITIONAL INFORMATION

Tenure: Freehold.

Annual Service Charge: £1131.75.

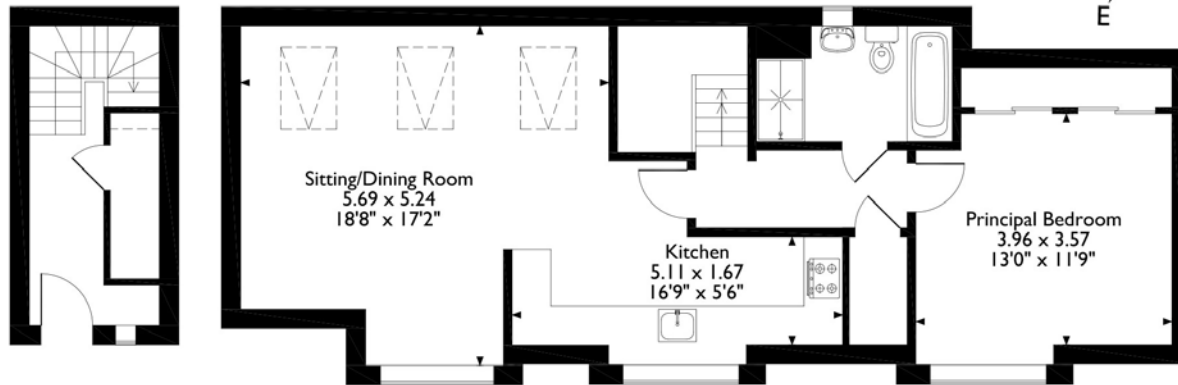
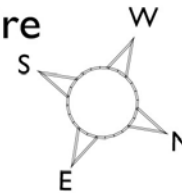
Services: Mains water, on a meter. Mains electricity, gas and drainage. Gas central heating. Mobile phone coverage and broadband speeds can be checked here, <https://checker.ofcom.org.uk/>.

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

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



8 The Limes, Sarum Road, Winchester, Hampshire
Approximate Gross Internal Area
79 Sq M/850 Sq Ft



Ground Floor

First Floor

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(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	

Winchester 01962 842742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk

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