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Seldon Close, Winchester, Hampshire, SO22 4JG











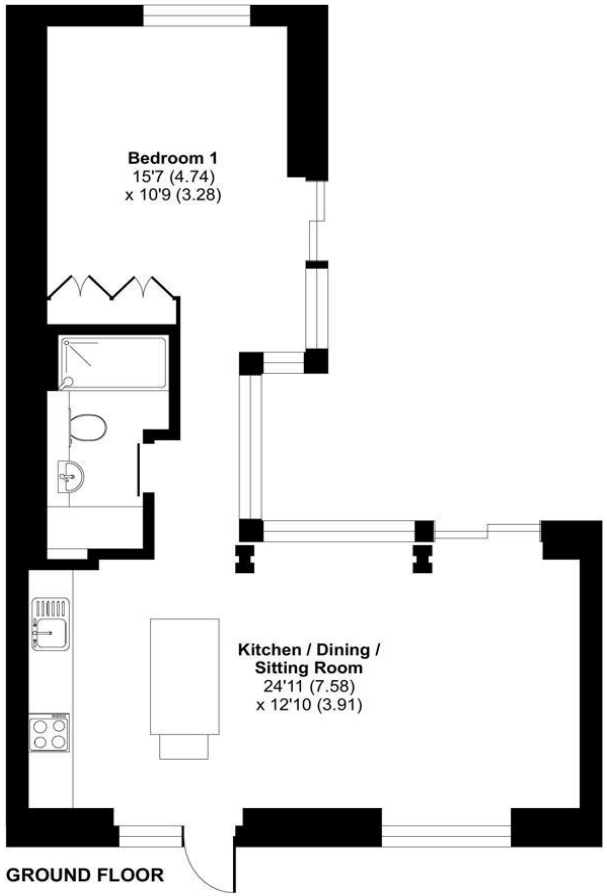
ACCOMMODATION

Set within the sought-after location of Olivers Battery, this distinctive detached residence is a truly individual home, thoughtfully designed to maximise natural light, connection to the garden and a sense of space. The property has a contemporary architectural feel throughout, with a beautifully considered open-plan kitchen, dining and sitting space forming the heart of the home. Floor-to-ceiling glazing draws the outside in, while oak flooring and underfloor heating add warmth and understated luxury. A striking glazed inner hallway creates a unique transition between the living space and the more private areas of the house, with direct views across the landscaped courtyard garden. The double bedroom features built-in wardrobes, while the stylish wet room incorporates useful utility facilities, making the accommodation both elegant and exceptionally practical. Outside, the enclosed courtyard garden has been designed as an extension of the living space, with limestone paving, and established planting creating a tranquil and private setting. Driveway parking completes the property. The location is particularly well connected, with Winchester city centre easily accessible, excellent local amenities nearby and convenient access to the M3.

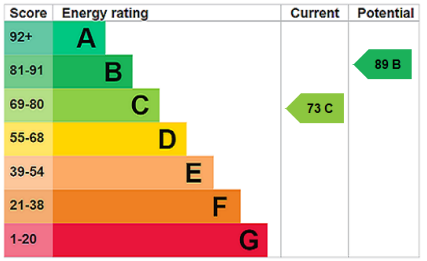
Approximate Area = 564 sq ft / 52.3 sq m

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Charters Estate Agents Limited. REF: 1512013



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SITUATION

Oliver's Battery is a highly regarded residential area situated on the southern edge of Winchester, offering a perfect balance of village charm and city convenience. Surrounded by beautiful countryside, the area is popular with families and professionals alike, thanks to its strong community atmosphere, excellent local amenities, and well-regarded schools. Residents benefit from a local shop, café, recreation ground, and easy access to scenic walks and cycle routes, while Winchester city centre, with its extensive shopping, dining, and rail connections to London, is just a short distance away. Excellent transport links via the M3 and A34 further enhance the area's appeal, making Oliver's Battery an ideal location for those seeking a peaceful setting without compromising on accessibility.



SPECIFICATION

- Distinctive detached one-bedroom home
- Sought-after Olivers Battery location
- Architecturally inspired open-plan living space
- Floor-to-ceiling glazing and oak flooring
- Underfloor heating
- Private landscaped courtyard garden and driveway parking



LOCAL AUTHORITY
Winchester City Council
Council Tax Band C

ASKING PRICE £350,000

TENURE
Freehold

Disclaimer Property Details: The information provided is for guidance only and does not form part of any offer or contract. Prospective purchasers should verify all details themselves, including measurements, services, appliances, and fittings. No detailed survey has been carried out. Employees of this firm cannot provide any representation or warranty regarding the property. Following acceptance of an offer, ID verification is required in line with Anti-Money Laundering Regulations. This is carried out by a specialist third-party provider at a cost of £60 (inc. VAT) per purchaser, payable once the offer is agreed and before the sales memorandum is issued. This fee, per purchaser, is non-refundable. For Referral Fee Disclosure, please visit: www.chartersestateagents.co.uk/compliance

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