

Belvoir Basingstoke Sales  
10 New Street, Basingstoke, Hampshire, RG21 7DE

**BELVOIR!**

**Pine Close, South Wonston, Winchester, Hampshire SO21 3EB**



**£595,000 Freehold**

Call: 01256 811220

[belvoir.co.uk](http://belvoir.co.uk)

BELVOIR ESTATE AGENTS are pleased to offer to the market this well presented four bedroom detached family home.

On the ground floor you have a generous fitted kitchen/breakfast room, living room, family room and w/c.

Upstairs you have four bedrooms two en suites and a family bathroom.

Outside there is a private rear garden, garage and ample driveway parking.

The property lies within close proximity of the playing fields in South Wonston, local shop, nursery / infant / primary schools and a short drive or bus ride into central Winchester. Its location offers easy access to all transport routes (London 1 hour by train) and A34, A303 and M3 roadways.

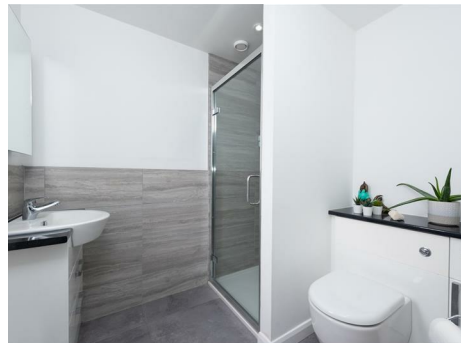
Winchester City Council band E



#### VIEWING DETAILS:

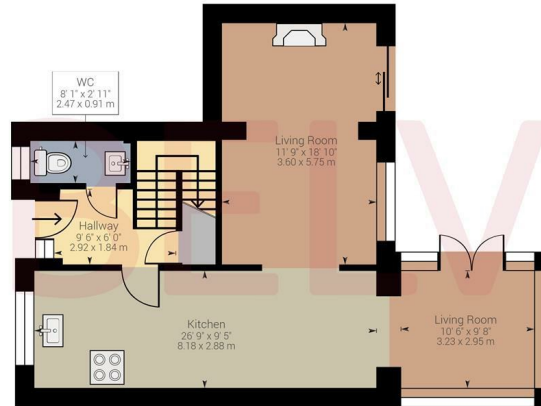
Viewings are strictly by appointment only. Please contact Belvoir Estate Agents Winchester on 01962 442424



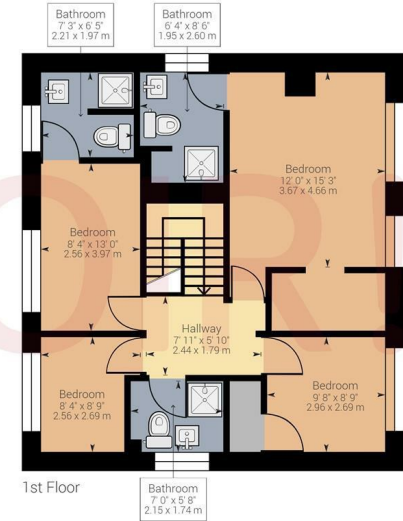




Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>71</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b> 			
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>71</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> 			



Ground Floor



1st Floor

Approximate net internal area: 1431.93 ft<sup>2</sup> / 133.03 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.