



Toby Gullick

INDEPENDENT PROPERTY SPECIALIST

9 Hamblin Gardens

£1,275,000

5 4 4



An immaculate, stunning double fronted home constructed by Cala Homes in 2019 boasts in excess of 2500sq ft of beautifully presented accommodation arranged over three floors. This contemporary property has been superbly designed to a high specification with style and elegance in mind. Ideal for anyone who desires comfort and luxury with well designed room space.

A highlight of this magnificent property is the sleek , contemporary kitchen that exudes sophistication and style with a light and airy feel which continues through to the open plan dining/family area with two sets of French doors that open onto the spacious well landscaped garden.

Additionally, the home offers versatility with two separate reception rooms to the front aspect, ideal spaces for entertainment , work or leisure.

The first floor continues to amaze with a splendid, light filled open plan galleried study overlooking the dining area with views onto the rear garden. There are three double bedrooms including one with an ensuite shower room, and a modern , stylish family bathroom.

This floor is superbly finished off to the front of the house with a balcony overlooking glorious views of open countryside.

The Second floor presents a spacious principal bedroom suite with access to a fabulous dressing room with an integrated floor to ceiling wardrobe , leading to an ensuite shower room and benefiting from its own private west- facing balcony. Located on this floor is a further impressive double bedroom with its own ensuite shower room.

Hamblin Gardens is situated in a wonderful setting amongst fields and countryside , ideal for exploring nature and rambling as well as benefiting from good access to Winchester City Centre and the Mainline Railway Station.

Please note the house benefits from having a NHBC (New Home Building Certificate) with 6 years remaining.



Hamblin Gardens, Winchester SO22 6GE

Approximate Gross Internal Area = 251.4 sq m / 2706 sq ft
(Excluding Gallery)
Garage = 43.1 sq m / 464 sq ft
Total = 294.5 sq m / 3170 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1030625)

- Detached Family House
- 5 Bedrooms
- 4 Reception rooms
- 3 Ensuite Shower rooms
- Family Bathroom
- Dressing Room
- Front and Rear Balcony
- Detached double garage
- Off road parking
- EPC B



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 92 |
| (81-91) B | 88 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |