

9 Ruffield Close, Winchester, Hampshire SO22 5JL

Guide Price: £850,000 Freehold

Nony Kerr-Smiley in association with MARTIN&CO

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9 Ruffield Close, Winchester

4 Bedrooms, 2 Bathrooms

Guide Price: £850,000

- Substantial detached four-bedroom family home in sought-after Weeke
- Thoughtfully extended and modernised accommodation
- Impressive 21ft sitting room, separate dining room and garden room
- Extended contemporary kitchen/breakfast room and adjoining utility
- Principal bedroom with en-suite bathroom
- Three further bedrooms and family bathroom
- One-person lift providing access between ground and first floors
- Generous corner plot with attractive front and rear gardens
- Driveway parking, car port and garage
- Short walk from shops and amenities well placed for Weeke Primary, Henry Beaufort and Peter Symonds
- Council Tax Band F; EPC Band D













9 RUFFIELD CLOSE
WINCHESTER, SO22 5JL

An impressive, extended four-bedroom detached home occupying a generous corner plot in sought-after Weeke, offering exceptionally versatile family accommodation together with a lift serving the first floor, garage, car port and driveway parking.

Set within a popular cul-de-sac in the Weeke district of Winchester, this substantial detached home has been thoughtfully modernised and extended to create wonderfully flexible accommodation extending to approximately 1,774 sq ft, in addition to the garage.

Originally built in the 1970s, the house has evolved into an excellent contemporary family home, with the additions including an extended kitchen/breakfast room and garden room. The result is an unusually generous and adaptable ground floor, with three distinct reception areas alongside an impressive kitchen at the heart of the house, and a useful cloakroom.

An unusual and particularly valuable feature of the house is the one-person passenger lift, providing direct access from the entrance hall to the first floor. This, combined with the generous proportions and flexible layout, gives the property an adaptability that is rarely found in houses of this type *(Agent's note: this can be removed if not required by a purchaser).*

A covered entrance porch opens into a welcoming hallway, from which the principal ground-floor rooms are approached.

The particularly spacious sitting room extends to approximately 21ft and enjoys a dual aspect, together with a feature fireplace.

This opens through to the garden room, providing an attractive additional living space with sliding doors opening directly onto the garden.

The separate dining room is another generously proportioned room, measuring approximately 18ft and featuring bespoke fitted cabinetry, providing both attractive display space and useful storage. French doors open directly onto the garden, while there is convenient access through to the kitchen/breakfast room. Its impressive proportions make it equally well suited to larger-scale entertaining and relaxed everyday family life.





A particular highlight is the extended kitchen/breakfast room. Bright and contemporary, it is fitted with an extensive range of painted cabinetry complemented by marble-effect work surfaces and a tiled splashback. A peninsula incorporates the sink and provides a natural division within the room, with ample space for a breakfast table and a door leading to the rear garden. A further door provides side access to front drive and parking area. The adjoining utility room continues the fitted storage and work surfaces and provides useful additional space for appliances.

















Upstairs, the accommodation is arranged around a central landing and provides four well-proportioned bedrooms. The principal bedroom is a particularly generous double, overlooking the rear garden and benefiting from its own en suite bathroom. There are three further bedrooms, offering plenty of flexibility for children, guests or home working, together with a family bathroom.







The lift arrives within Bedroom 4, allowing this room and the wider first-floor accommodation to be readily accessible.









THE PROPERTY – USEFUL INFORMATION

Local authorities: Hampshire County Council, Winchester City Council

Tenure: Freehold

Construction: Dating from 1970, detached double fronted with sentry box entry porch.

A single storey rear extension was completed with planning permission in 2020. Brick elevation to ground floor, with hanging tiles to first floor, all under a tiled roof. A one-person passenger lift has been installed to provide direct access from the entrance hall to the first floor (*Agent's note: this can be removed if not required*).

Overall plot size 0.11 acres.

Parking: Private drive with parking for several cars, including a covered car port and single garage.

EPC Band D; Council Tax Band F

Services: Mains drainage, electricity, water and gas.

Heating: Gas boiler for hot water and central heating

Broadband: (Source Ofcom): Ultrafast Broadband available: 1000 mbps download

Flood Risk (Source: Govt Environment Agency): Rivers and Seas and Surface Water Risks Very Low.

LOCATION:

Ruffield Close is a popular residential location, comprising only ten properties of similarly aged properties from the 1970s. Set within a small quiet no-through road just off Godwin Close in Winchester, the location of these properties offers the perfect blend of quiet suburban living, yet close to countryside walks.

Nearby there are local shops, such as a Co-op, Boots chemist, Costa Coffee, but also Waitrose and Aldi, Friarsgate GP surgery, and various takeaways and restaurants and the railway station (London/Waterloo) is only approx. one mile away.

The historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses, is within walking distance. Further entertainment and interest can be found in the river walks, the theatre, cinema, many museums and the city's stunning cathedral.





EDUCATION:

Schooling: The property falls within catchment for Weeke School, The Henry Beaufort School, and Peter Symonds 6th Form College, each of which are within walking distance.

Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Farleigh School; Twyford School and Prince's Mead.





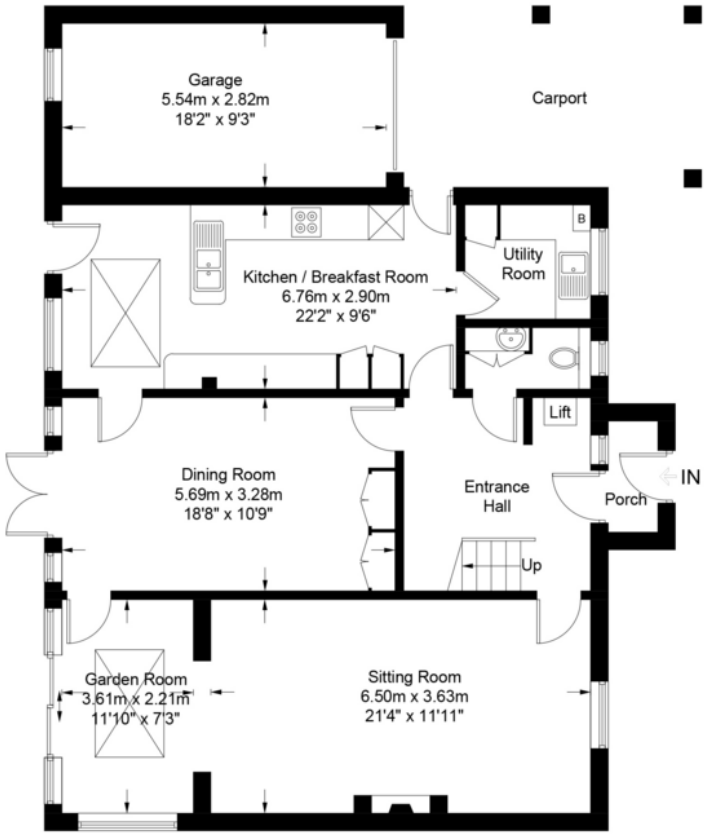
Outside: The house occupies an enviable corner position within Ruffield Close, giving it a noticeably wider plot than many neighbouring properties. It is set back from the road behind an established front garden, with lawn, mature specimen trees and well-stocked beds providing an attractive approach.

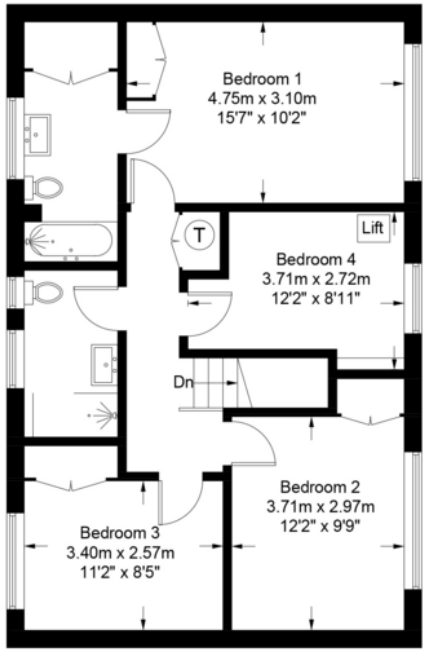
The rear garden has been designed to provide both year-round interest and relatively straightforward maintenance. A central lawn is surrounded by established flower and shrub borders, interspersed with smaller specimen trees and planting. A generous side return incorporates a raised bed, ideal for herbs, vegetables or further ornamental planting, together with useful space for garden storage.





Approximate Gross Internal Area = 164.8 sq m / 1774 sq ft
Garage = 15.5 sq m / 167 sq ft
Total = 180.3 sq m / 1941 sq ft
(Excluding Carport)





GROUND FLOOR **FIRST FLOOR**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1333849)

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