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ESTATES

# 8 ORCHARD HOUSE

WINCHESTER | HAMPSHIRE

## 8 ORCHARD HOUSE WINCHESTER | HAMPSHIRE

A BRIGHT APARTMENT WITH A PRIVATE GARDEN AND ALLOCATED PARKING SPACE, ALONGSIDE THE UNIVERSITY AND HOSPITAL. WITH A LARGE BEDROOM AND MODERN OPEN PLAN KITCHEN, LIVING DINING AREA, THIS APARTMENT IS AN IDEAL HOME A SHORT WALK FROM THE CITY CENTRE. FRESHLY DECORATED. NO CHAIN.

Private garden | Large double bedroom  
En-suite bathroom + guest w.c. | Freshly decorated  
Allocated parking space | Opposite university  
Next to hospital | 6% Net ROI | No chain



This bright apartment comes with a highly valued private garden. The interior is well laid out, with an open plan kitchen, living, dining area fitted with a modern kitchen and integrated appliances including a fridge/freezer, oven, hob and washer/dryer. The engineered oak flooring is both beautiful and practical.





large double bedroom including an en-suite bathroom with shower over bath and a built-in double wardrobe.



Double patio doors open on to the private garden with a patio area for seating and sloped terraced area, perfect for planting or raised decking should you wish.

There's a separate w.c. for guests, and hallway storage.

The apartment is accessed from the side of the building, with a covered porch, and comes with an allocated parking space.





## SELLER INSIGHT

I lived here while I was studying at Winchester University. It was perfect – I could be in class in 3 minutes! It's very quiet here and the neighbours are friendly, so I found it easy to focus on homework, and it was a relaxing place to be when I needed down-time.

The apartment is well laid out; the bedroom is a great size and I loved having the en-suite – friends used the hallway w.c. so the bathroom was just for me, it felt quite private. Having the garden was great, in the summer I'd have the patio doors open all day and just wander in and out. It's a private garden and isn't really overlooked.

There are convenience stores in the university and hospital about 3 minutes away. The main shops and

restaurants are a 10 minute walk, really easy for a night out, or you can get any kind of food delivered to the door. I had a car but hardly used it, you can walk to everything from here, including the train station.

Now I've finished university I'm travelling quite a bit so it doesn't make sense to keep the apartment. It's a great place to live though, if you're considering it, you should definitely buy it!



## THE LOCATION

Orchard House is excellently located on a quiet road alongside the university and hospital and just a 10 minute walk from Winchester city centre and train station.

This affluent cathedral city lies in the heart of the South Downs national park, offering comfortable modern day living with countryside only minutes away. The river Itchen runs through the city, with beautiful riverside walks.

With a vast array of shops, cafes, and eateries just a stroll away, you're almost spoilt for choice. Small independent businesses thrive in Winchester alongside high street brands, offering up plenty of choice. Additionally, a farmers' market is hosted on the High Street several times a week, with regular craft and antique markets.

If you're looking to delve into the history and rich culture of the city then you will be well looked after, as museums are in abundance, from the stunning centrepiece of Winchester Cathedral, to the house of the famous author Jane Austen.

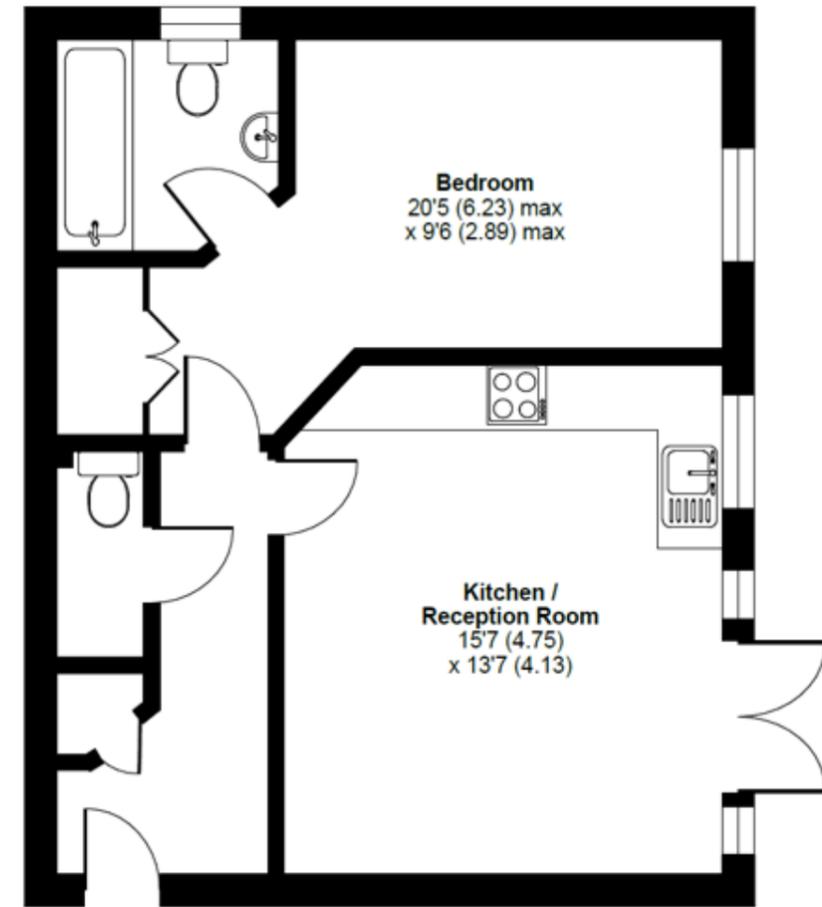
Winchester Cathedral hosts regular events including concerts, festivals, seasonal events and educational courses. The Christmas market draws visitors from far away for its beautiful setting and charming wooden huts featuring beautiful gifts from independent traders.

Winchester puts a focus on natural beauty, with several parks dotted in and around the city. The Sir Harold Hillier Gardens offer a refined venture across 180 acres of maintained public gardens, offering up breath-taking beauty.

### TRANSPORT LINKS

- M3: 2 miles / 8 minutes
- Winchester train station: 0.8 mile / 15 minute walk, reaching London Waterloo in as little as 1 hour

## FLOOR PLAN



GROUND FLOOR

Approximate Gross Internal Floor Area = 526 sq.ft / 48.8 sq.m

EPC Rating: C

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. © Elements Property. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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