



HUNTERS[®]

HERE TO GET *you* THERE

6 2 1 C

Sparkford Close, Winchester

Offers In Excess Of £450,000



This is a 6 bedroom student accommodation investment opportunity within walking distance to the university.

We are pleased to present this six bedroom student house in Winchester. The property comprises entrance hall, kitchen, living room, bathroom, shower room plus a additional toilet, five double bedrooms, single bedroom and utility area. There is double glazing, gas central heating and an HMO License for six people.

Externally, the property includes a rear garden and off road parking for four cars.

A large Sainsburys supermarket is located in Badger Farm, as well as local shops in Stanmore just a short walk away, providing a most pleasant setting for tenants to live during their education.

The property is currently let until 06/08/2026 at a rent of £3,300.00 pcm with renewal agreed until 06/08/2027 at £3,465.00

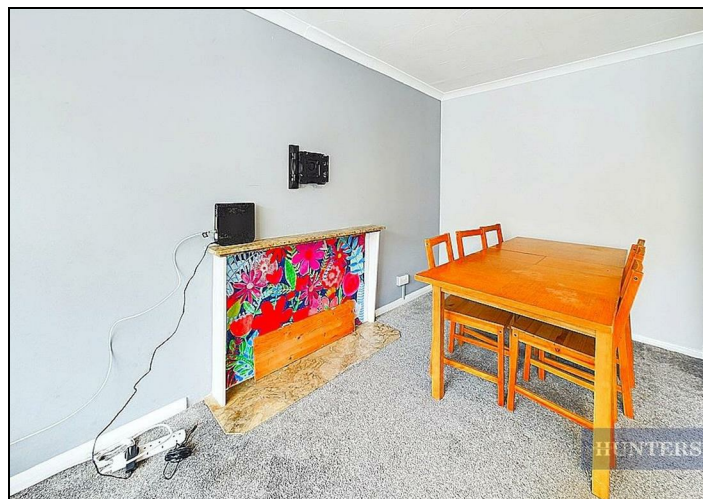
Additional Information/ Notes:

Photos: Require updating as now tenanted.

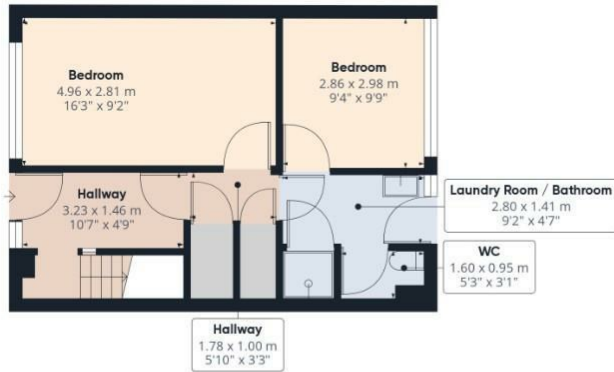
Tenure: Freehold

KEY FEATURES

- Six bed student house
- Seperate shower room & bathroom
 - Off road parking
- Spacious lounge & separate kitchen
- Gas central heating & double glazing
- 0.2 mile walk to University of Winchester
- Bills package available as optional extra, paid separately to the rent
 - EPC: C (74)
- Council tax: Exempt for full time students







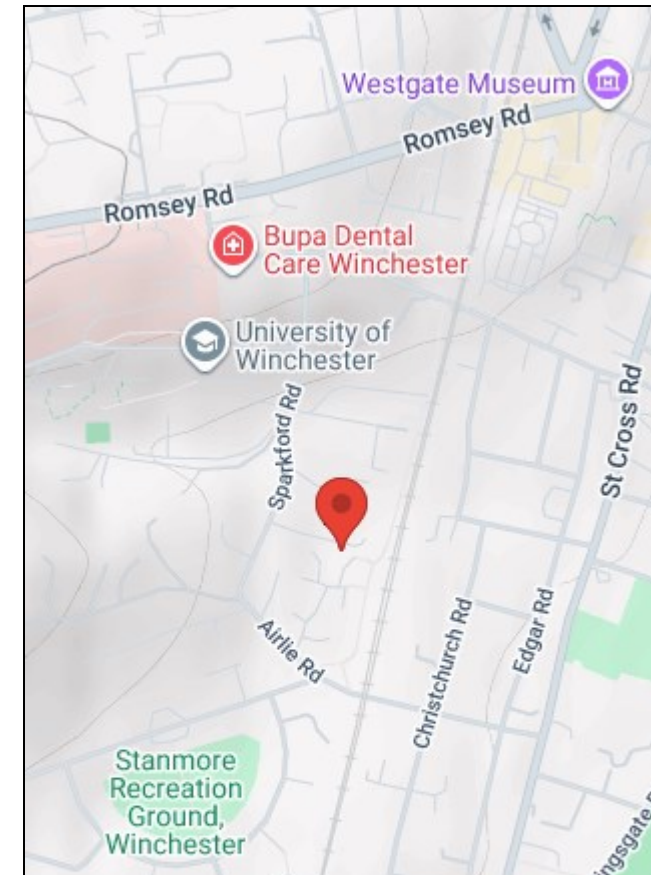
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Approximate total area⁽¹⁾
 123.64 m²
 1330.85 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating	
Current	Potential
	86
74	

Very energy efficient - lower running costs

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(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

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(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

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