



Bereweke Avenue, Winchester, Hampshire, SO22 6EP

Winkworth

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Spacious Detached Family Home with No Forward Chain

This lovely property dates from the late 1960s and offers well-balanced accommodation over two floors with large rooms throughout. Although ready to move-in, there is also scope to adapt and modernise the house to produce what could be an outstanding and very substantial family home, subject to the relevant planning permission.

The welcoming entrance hall leads into the lovely bright L-shaped sitting/dining room to one side with large dual aspect windows and sliding patio doors onto the garden. The dining room features attractive parquet flooring which runs beneath the carpet of the sitting room and through the hallway and there is a useful sliding hatch through to the kitchen. The kitchen itself has plenty of base and eye-level units providing ample storage with space for appliances. This leads through to the utility/sunroom with French doors to the garden and internal access to the integral garage. There is space and plumbing for a washing machine and dryer alongside additional storage and a sink. The accommodation on the ground floor is completed by a good-sized study to the front and a cloakroom alongside.

Stairs rise to the first floor with a superb, large window alongside the stairs bringing excellent amounts of light to the hallway, staircase and landing. Four double bedrooms, all with generous windows, are situated on the first floor. Bedroom one is a substantial size and benefits from fitted wardrobes along one side of the room. Both bedrooms three and four also have built-in wardrobes, while bedroom two has its own wash basin. A family bathroom with bath and separate shower completes the accommodation on this floor.

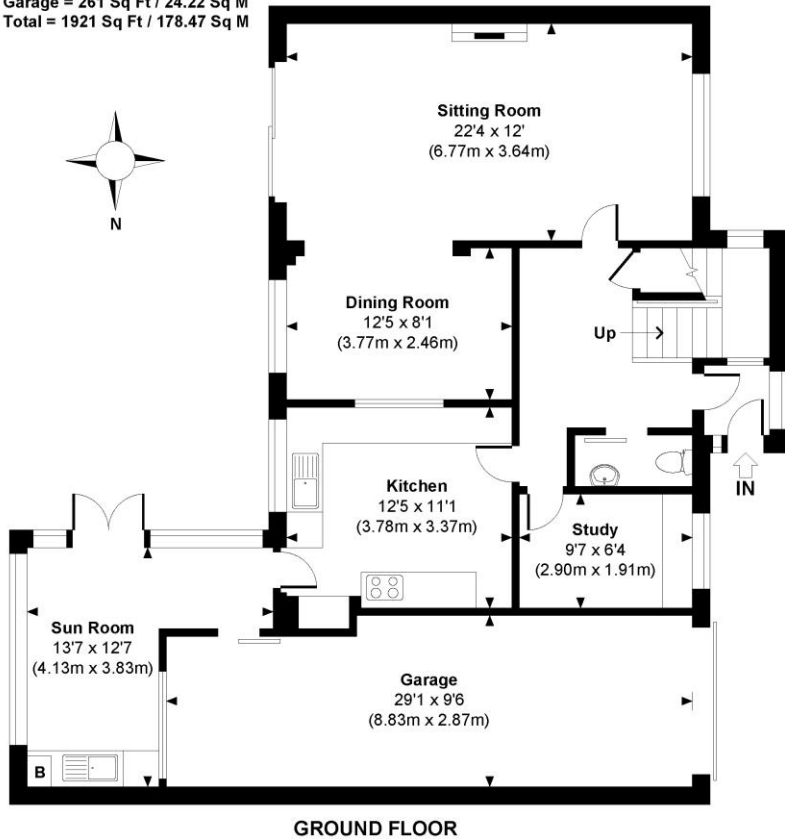
Outside to the front of the property an area of lawn, bordered by mature shrubs, runs alongside a generous driveway offering plenty of parking in front of the integral tandem garage. There is side access through to the well-maintained, appealing rear garden which is mainly laid to lawn with a paved patio area, shrub borders and mature trees. There is a useful garden store and a summerhouse.



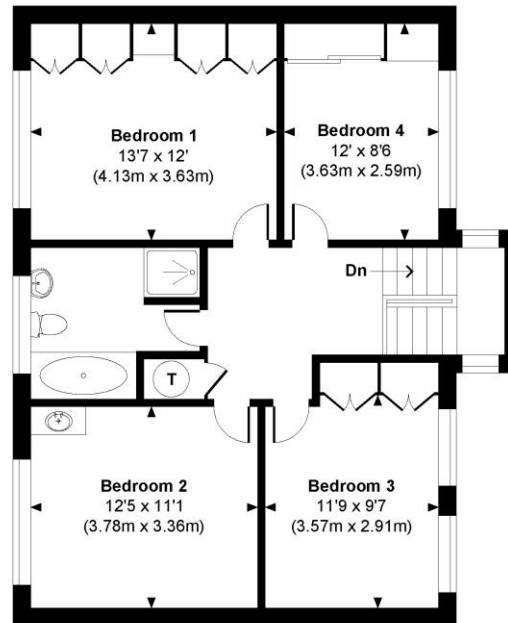


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Approximate Gross Internal Area
Main House = 1660 Sq Ft / 154.25 Sq M
Garage = 261 Sq Ft / 24.22 Sq M
Total = 1921 Sq Ft / 178.47 Sq M



GROUND FLOOR



FIRST FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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Directions

From our office in Southgate Street, proceed through the one way system heading out of Winchester on the Andover Road. Passing the Jolly Farmer public house, take the second left into Bereweke Road. Turn right into Bereweke Avenue and pass through the crossroads of Stoney Lane. The property can be found on the right hand side.

Location

Bereweke Avenue is in a convenient location giving very good access to the city of Winchester with its railway station (links to London Waterloo in approx. 55 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum and of course the city's historic cathedral. The M3 motorway and A34 are both easily accessible from this location. The property is close to very good local schools, including Weeke Primary school, Henry Beaufort Secondary school and Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for pre-university education.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: F

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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