



**Bramshaw Close, Winchester, Hampshire, SO22 6LT**





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## Bungalow with Garage in Popular Residential Location of Harestock

Offered with no forward chain, this delightful, mid-terrace bungalow is well proportioned throughout and situated in a quiet off-road location in the popular residential area of Harestock. It is close to local amenities and in the catchment for Harestock Primary and Henry Beaufort Secondary School.

The front door leads into a useful inner porchway which in turn gives access to the spacious hallway. The heart of the home is the sizeable sitting/dining room which is lovely and bright courtesy of large sliding doors onto the garden and a further glazed door onto the small conservatory. The kitchen is fitted with base and eye-level units providing ample cupboard space. Integrated appliances include double oven and gas hob, with space for further appliances such as washing machine and fridge/freezer.

The main bedroom is a generous size and lies to the rear of the bungalow with views over the garden and plenty of integrated storage. To the front is a further bedroom with built-in sliding wardrobes along one wall and a nice outlook over the front garden. A family bathroom and separate WC complete the accommodation.

Outside, the open plan front garden is laid to lawn with mature shrubs and a gravel path leading to the front door. The enclosed, neatly presented rear garden is low maintenance with a central lawned area bordered by a gravel path and small patio with a useful shed for storage. There is a gate to the rear onto Bramshaw Close giving easy access for parking and there is a garage in a nearby block.

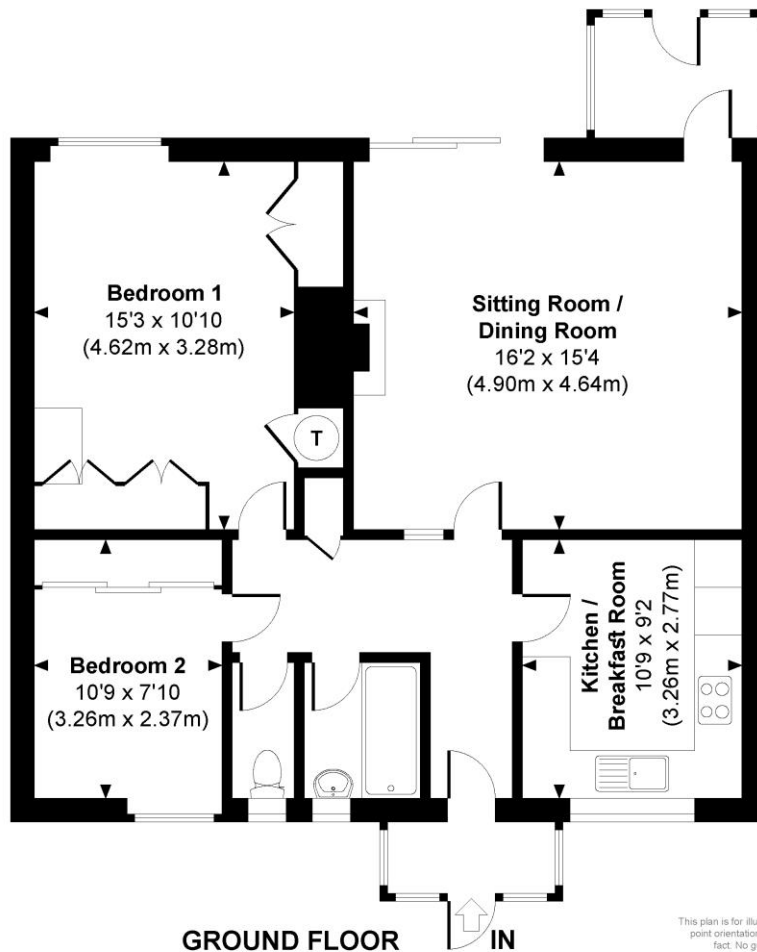






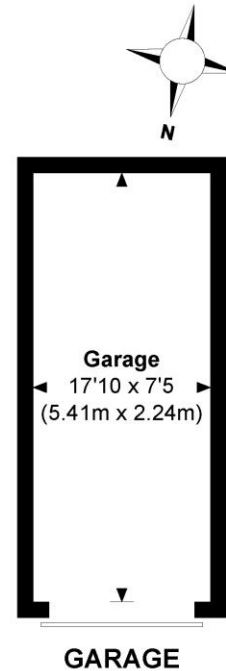


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### Bramshaw Close

Approximate Gross Internal Area  
Main House = 845 Sq Ft / 78.47 Sq M  
Garage = 130 Sq Ft / 12.12 Sq M  
Total = 975 Sq Ft / 90.59 Sq M  
Outbuildings are not shown in correct orientation or location.



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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.

### Directions

From our office in Southgate Street, turn left at the traffic lights into the High Street. At the mini roundabout turn right into Upper High Street, then left across the railway bridge. Turn right into St Pauls Hill then straight across the roundabout at the bottom of the hill into Stockbridge Road. Continue down Stockbridge Road across two mini roundabouts, then at the third mini roundabout turn right into Stoney Lane. Take the first left into Fromond Road, then turn left onto Bradley Road, turn right onto Bramshaw Close and the property can be found on your right along the footpath.

### Location

Bramshaw Close is superbly positioned for easy access to the mainline railway station (links to London Waterloo in approximately 55 minutes) and city with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and of course the city's historic cathedral. The M3 motorway & A34 is also easily accessible from this location. The property is situated in the Harestock Primary and Henry Beaufort Secondary school catchments and benefits from good local shops nearby, both on Priors Dean Road and Stoney Lane.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

Council tax band: C

**EPC rating:** C

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

### Winkworth Winchester

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