



Edington Road, Winchester, Hampshire, SO23 7AF

Winkworth





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## Spacious Bungalow Situated in a Quiet Off-Road Location

A delightful detached three-bedroom bungalow situated in an attractive and peaceful location, tucked away in a lovely private spot off the main road. The property offers spacious, light-filled accommodation throughout and is conveniently positioned for access to the local amenities and schools. For those who are looking to create more substantial living accommodation, the footprint of this bungalow is a great foundation to be able to do this, subject to the relevant planning permissions.

The wide, welcoming entrance hall leads on to all the principal rooms. The main focus is a superb sitting room, which is bright and airy courtesy of large windows overlooking the garden. Adjacent to the sitting room is the spacious L-shaped kitchen/dining/family room. The smart fitted kitchen has a good deal of storage with plenty of base and eye-level units. Integrated appliances include oven, hob, fridge and freezer with space and plumbing for a washing machine. The dining area provides further storage and a wealth of space for entertaining. Through an archway is the bright, triple-aspect, family room which has wonderful views over the garden and double doors leading onto the patio area. Access can also be gained to the patio and garden directly from the kitchen.

The spacious principal bedroom is an excellent size with a wall of built-in wardrobes. A further double bedroom and a single bedroom also benefit from built-in storage. The well-presented family bathroom with bath and separate shower cubicle completes the accommodation.

Outside to the front of the bungalow there is parking on the gated drive leading to the detached garage. A stone path bisects the lawned front garden behind a low wall. The south-facing rear garden can be accessed through a gate between the garage and bungalow, as well as via the garage itself and down both sides of the property. The rear garden is attractive, level and easy to maintain. It is laid mainly to lawn and with mature shrub and tree borders and is fully enclosed offering a good degree of privacy. A patio area lies immediately behind the garage, alongside the bungalow, creating a perfect space for outside dining and to enjoy the views. A shed provides handy storage and there is also a greenhouse for the keen gardener to enjoy.

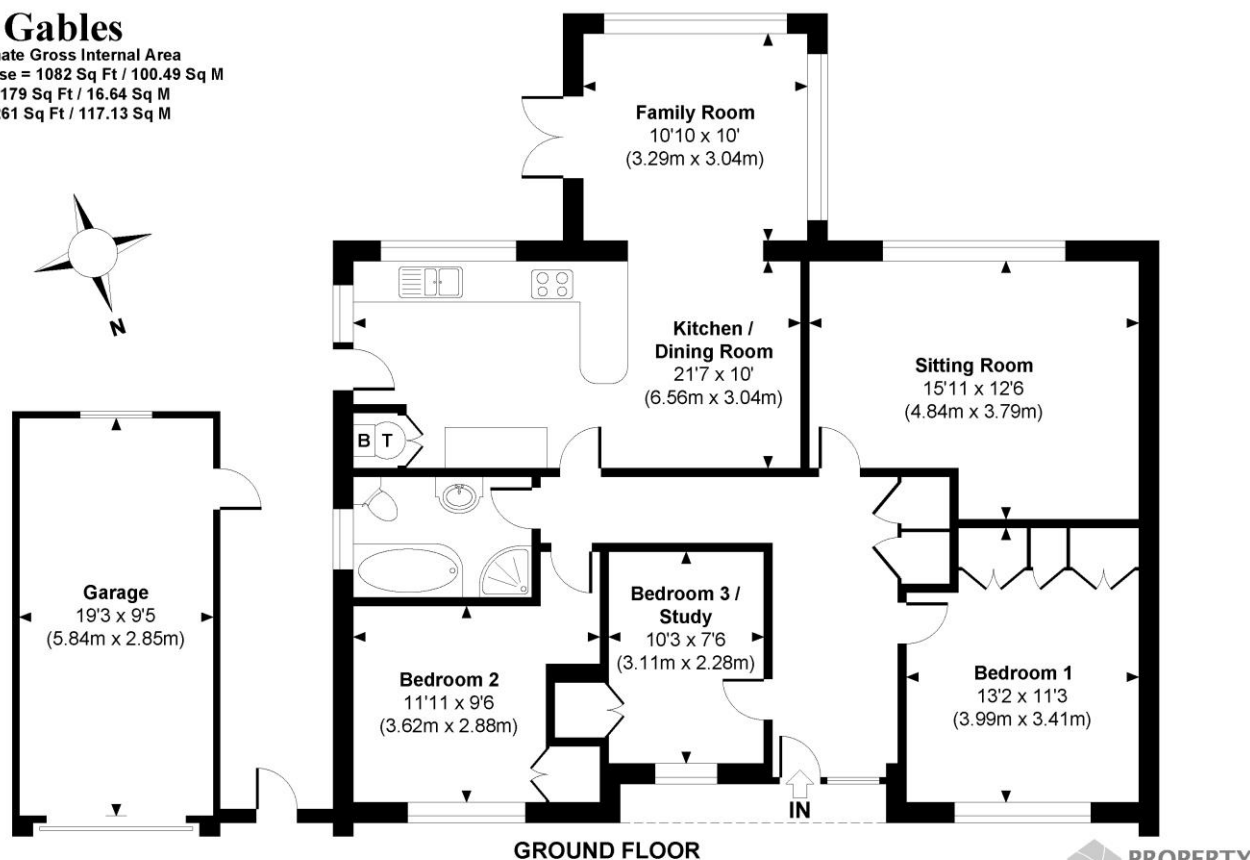






## The Gables

Approximate Gross Internal Area  
Main House = 1082 Sq Ft / 100.49 Sq M  
Garage = 179 Sq Ft / 16.64 Sq M  
Total = 1261 Sq Ft / 117.13 Sq M



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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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SO23 7AF**

### Directions

From our offices in Southgate Street, turn right at the lights and follow the road round to the left onto Jewry Street. At the next set of lights use the middle lane to go straight over into Hyde Street. At the T-junction go right onto Worthy Lane (B3045) then take the second right into Edington Road. The property can be found on the right-hand side.

### Location

Edington Road is situated in a highly desirable position on the fringes of Hyde and 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 house is situated in the catchment for good local schools, namely St Bede Primary and Westgate Secondary.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

**Winchester City Council**

**Council tax band:** E

**EPC rating:** D

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

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