



Eling Close, Winchester, Hampshire, SO22 6NG

Winkworth



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Attractive and stylishly presented three-bedroom family home

This attractive and well-presented semi-detached house is located in the popular area of Harestock, close to local amenities and within the catchment area for Harestock Primary and Henry Beaufort Secondary School. Appealing features include a stylish fitted kitchen and a contemporary bathroom, along with off-road parking, a garage, and a beautifully maintained, low-maintenance garden.

A welcoming central hallway provides access to the ground floor accommodation, including a WC and a generous storage cupboard. To one side, the delightful kitchen is finished in soft grey tones, with tiled splashbacks and Rhino flooring. Integrated appliances include a hob, oven, microwave, dishwasher, bin drawer fridge, and freezer.

At the rear, the spacious sitting/dining room offers a warm and inviting space, with stairs leading to the first floor and a charming fireplace with a wood burning stove as a central feature. A door opens into the excellent conservatory, which spans the width of the property. This light-filled room serves as a second sitting area and features double doors that lead out to the garden.

Upstairs, there are two well-proportioned double bedrooms, both with built-in wardrobes, as well as a stylish third bedroom. The contemporary bathroom is beautifully appointed, featuring a long walk-in shower.

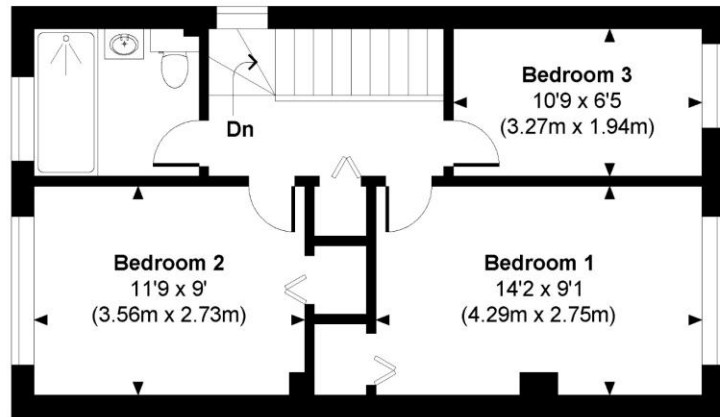
Outside, the front of the property offers off-road parking with space for two cars, on a shingled driveway. Side access leads to the rear garden, which is attractively landscaped with large flagstones. There are two raised beds, one made from bricks and the other from wooden railway sleepers. A spacious shed, equipped with electric sockets and a strip light, offers additional storage, complemented by a garage located in a nearby block.



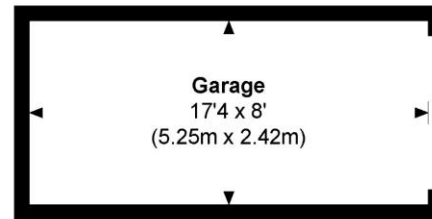
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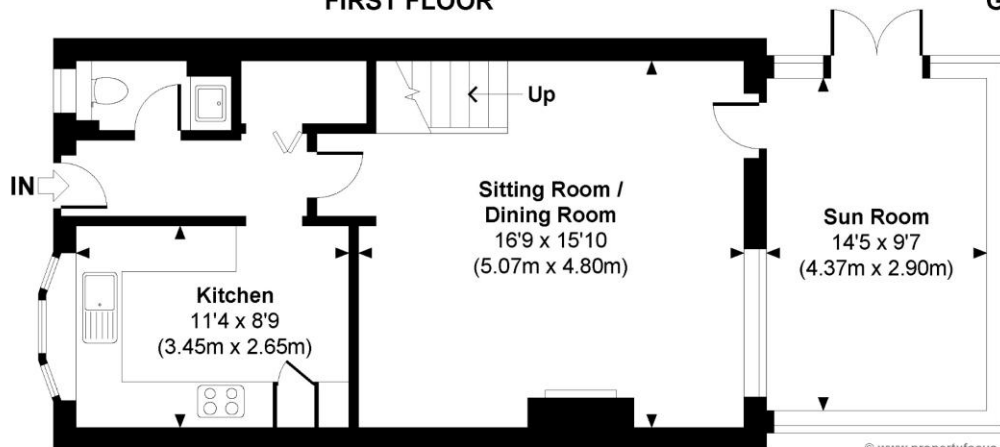
Approximate Gross Internal Area
Main House = 1071 Sq Ft / 99.55 Sq M
Garage = 137 Sq Ft / 12.71 Sq M
Total = 1208 Sq Ft / 112.26 Sq M
Outbuildings are not shown in correct orientation or location.



FIRST FLOOR



GARAGE



GROUND 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.

Directions

From the Winkworth office in Winchester, proceed up the High Street. At the mini roundabout, take the second exit into Upper High Street and turn left over the railway bridge. At the mini roundabout, turn right and proceed down and straight over the mini roundabout onto Stockbridge Road. Follow Stockbridge Road to the mini roundabout, turning right into Bereweek Road. Take the third exit into Bereweek Avenue and proceed straight over Stoney Lane at the crossroads. Proceed along Priors Dean Road and turn left into Eling Close. The property is towards the end on the left.

Location

Eling 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 and A34 are also easily accessible from this location. The property is situated in the catchment area for good local schools and is approximately one mile from the highly regarded Peter Symonds 6th Form College. It benefits from good local shops nearby, both on Priors Dean Road and Stoney Lane.

COUNCIL TAX: Band C

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach June 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: C

PARKING: Off street parking on driveway. Garage

Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

Winkworth Winchester

72 High Street, Winchester, SO23 9DA
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU
020 7870 4878 | countryhouse@winkworth.co.uk

Winkworth

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