



Burley Road, Winchester, Hampshire, SO22 6LJ

Winkworth

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Super Detached Family House with Garage and Off Street Parking

This well-proportioned, detached home was built in 1969 and has remained in the same family ever since. It is beautifully bright throughout and offers scope for extension or reconfiguration, subject to the relevant planning permissions. The house occupies an appealing position on this quiet road which is very popular for many reasons, particularly the proximity and easy access to local amenities and great school catchments (Harestock primary and Henry Beaufort secondary).

The welcoming entrance hall is a generous size and leads to all the downstairs accommodation. To the front of the property, the kitchen is fitted with an array of units with plenty of space for appliances. There is an excellent larder cupboard and a further understairs cupboard providing plenty of extra storage. Stretching across the rear of the house is a wonderfully light, large L-shaped, sitting/dining room, with two sets of double doors out to the rear garden and a gas fire inset within a feature fireplace. A door leads back to the entrance hallway and a downstairs cloakroom completes the accommodation on this floor.

Stairs rise to the first floor where there are four good bedrooms, all of which are doubles. Three have useful built-in wardrobes and there is a family shower room and useful airing cupboard.

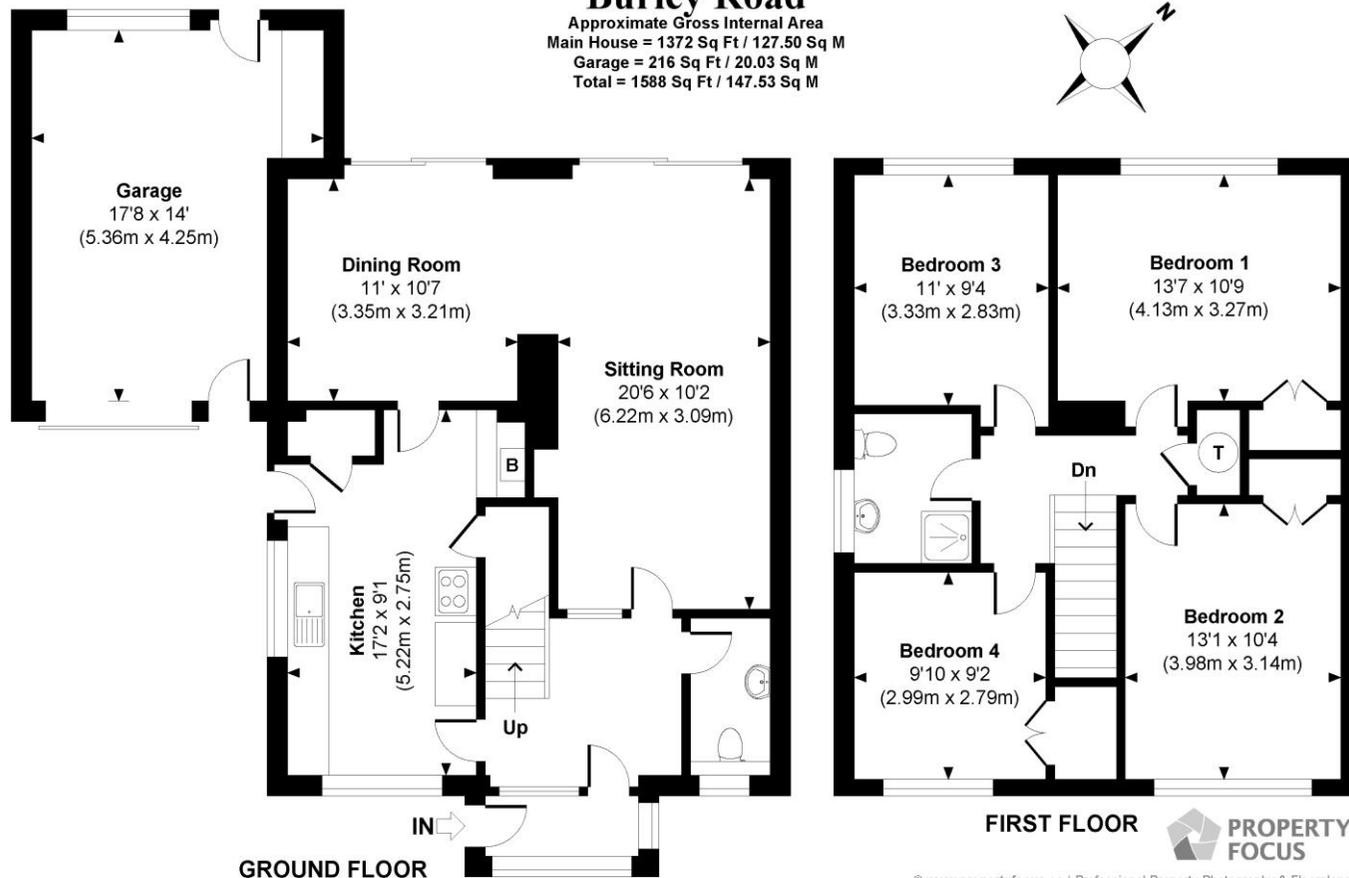
Outside to the front of the property there is a neat, open-plan garden alongside the driveway, which provides plenty of off-road parking leading to the garage. There is access via the garage to the beautifully maintained rear garden which is mainly laid to lawn with mature shrub borders, a small paved area to the rear of house and a handy garden shed.





Burley Road

Approximate Gross Internal Area
Main House = 1372 Sq Ft / 127.50 Sq M
Garage = 216 Sq Ft / 20.03 Sq M
Total = 1588 Sq Ft / 147.53 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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Directions

From the Winkworth office in Winchester, proceed to the end of Southgate Street, turning left into 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 onto Stockbridge Road. Follow Stockbridge Road to the mini roundabout, turning right into Berewecke Road. Take the third exit into Berewecke Avenue and proceed straight over Stoney Lane. Proceed along Priors Deane Lane, turning left onto Bradley Road. Turn first right into Burley Road and the property can be found on the right-hand side.

Location

Burley Road is conveniently situated for local shops and bus routes into the centre of Winchester with its mainline railway station (links to London Waterloo in about 60 minutes), 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. The property is within catchment for Harestock Primary and Henry Beaufort Secondary Schools.

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

Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT
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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