



Buriton Road, Winchester, Hampshire, SO22 6JF

Winkworth



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Large Detached Family Home Offering Multigenerational Living with Annexe

This is a rare property which offers super, principal family accommodation but also immense flexibility of use thanks to its thoughtful configuration. The ground floor includes a separate and spacious self-contained annexe – a collection of rooms which are perfect for multigenerational living.

Approaching the property, a useful porch greets visitors, perfect for storing coats and shoes. The large central hallway provides access to all of the downstairs accommodation. To the right is the modern downstairs shower room and to the left are the stairs rising to the first floor. The sitting room is located directly ahead which in turn leads to the kitchen which is at the front of the property and has space for a convenient breakfast area. The excellent sitting and dining room is a cosy, practical and sociable area for the modern family with double doors leading out to the garden, perfect for the warmer weather and entertaining guests.

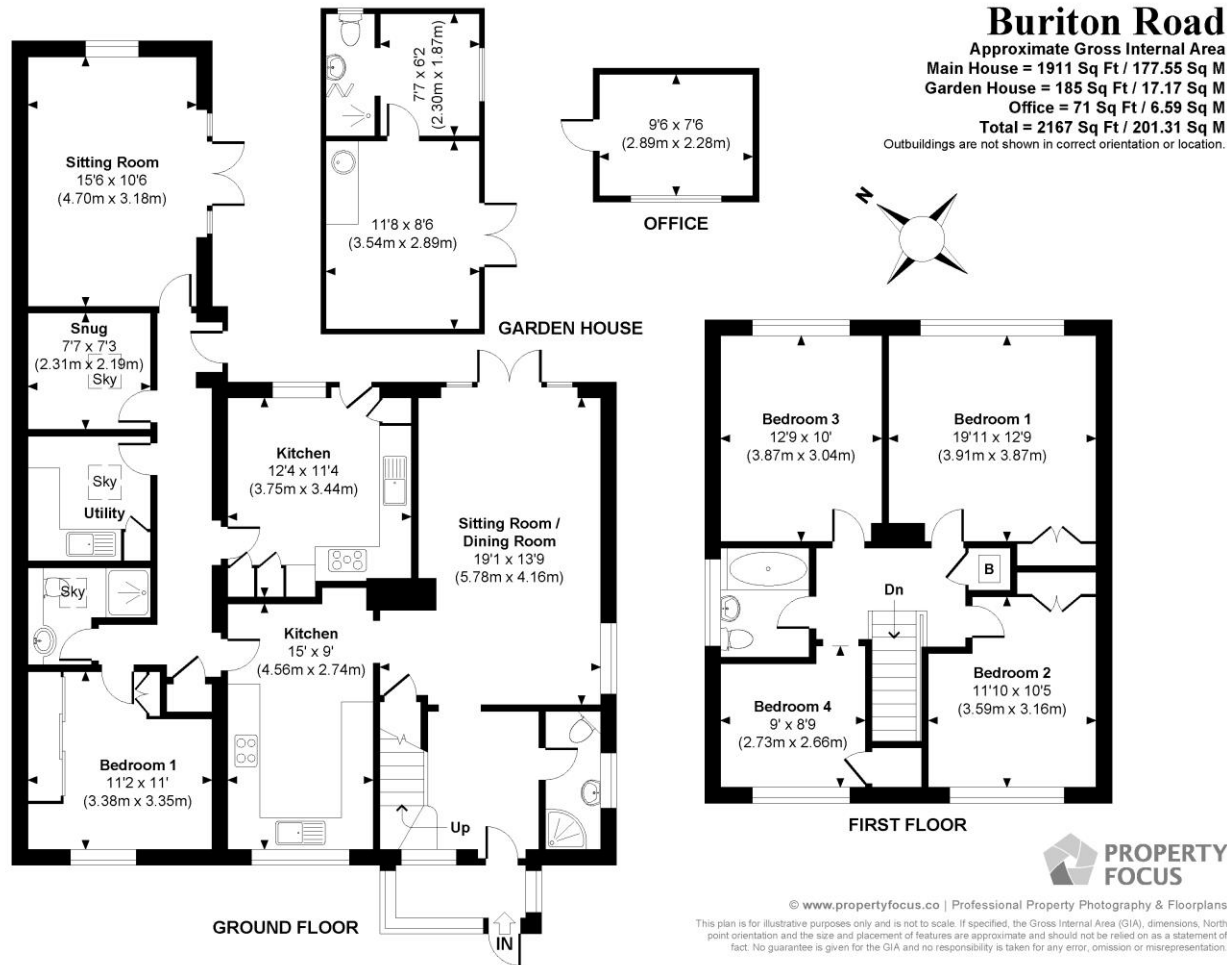
A lockable door from the main kitchen leads through to the annexe section of the house. To the left is the main bedroom which adjoins the contemporary shower room. Carrying on down the hallway to the left is the practical utility room with washing machine and sink and beside this is a snug offering a flexible space. Opposite is the beautiful and well-appointed Howdens kitchen with a door providing access to the garden. Located at the end of the hallway is the lovely sitting room with electric fire and double doors leading to the garden. The annexe has a Saniflo pump drainage system which has been well maintained.

On the first floor of the main house, the comfortable master bedroom includes built-in wardrobes. The remaining three bedrooms are all doubles with the second and fourth bedrooms also providing built-in wardrobes. All bedrooms are serviced by the family bathroom.

The large attractive, private rear garden is dotted with several trees and has a sizeable patio area to the front, ideal for enjoying the summer months. A second raised patio area to the bottom of the garden is the perfect area for seating or use of a pool in the warmer months. The substantial garden house with two separate rooms, one of which is a shower room, kitchenette and overhead wired internet connection is a great private space for older children or relatives coming to stay and is serviced by Saniflo drainage. The garden office has hard wired internet. Both the garden house and office are fully insulated, benefit from thermostatically controlled electric heating, are double glazed and fully carpeted providing an excellent space for those who work from home or would like a useable outdoor space all year round. The garden can be accessed via a gate to the side of the property with a coded lock for security. The driveway provides off-road parking at the front of the property. There is scope to convert the main house and annexe into one large property, which can be easily achieved by removing the stud wall in the sitting room of the main house.



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Directions

Head west on High Street towards Trafalgar Street, turn right onto Tower Street, turn left onto Tower Rd. Take a left onto Sussex Street and turn right onto Newburgh Street. Newburgh Street turns right and becomes Station Rd. Turn right onto Gladstone Street. Turn left onto Sussex Street. Continue to follow the road. Turn left onto Stoney Lane, turn right onto Bereweek Avenue. Continue onto Priors Dean Road. Take a right turn right onto Buriton Road. The property will be on your right.

Location

Buriton Road is conveniently positioned for the city centre with its high street shops, boutiques, Discovery Centre, coffee shops, public houses, restaurants, theatre, cinema, museums, the mainline railway station and, of course, the City's historic cathedral. Priors Dean Road is just around the corner and benefits from a good selection of local shops, a public house and a garage, and there are further shops on Stoney Lane. The property is in the catchment area for good local schools, namely Harestock Primary and Henry Beaufort Secondary, and Peter Symonds Sixth Form College is also close by. The M3 motorway, A33 and A34 are also easily accessible from this location.

SERVICES: Mains Gas, Electricity, & Water. Mains Drainage in Main House. Saniflo Drainage in Annexe.

BROADBAND: FTTC (Fibre to the Cabinet) Available. Checked on Openreach December 24.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

PARKING: Off-street parking on driveway.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Council tax band: E, Winchester City Council.

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office
www.winkworth.co.uk/winchester

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