



Bereweke Avenue, Winchester, Hampshire, SO22 6BL

Winkworth



Bereweke Avenue, Winchester, Hampshire, SO22 6BL

Beautifully extended and attractive family home

This attractive 1930s, detached house has been much improved and thoughtfully extended by the current owners. Designed by AR Design Architects, the result is a truly beautiful, substantial family home within a highly desirable location.

A spacious and welcoming hallway with several useful storage cupboards, and a WC off, invites guests into the property. To the right is a versatile reception room that could be used as a sitting room or perhaps a play room. The eye is drawn, and the hall leads through to the beautifully extended, open plan kitchen and dining room. The modern kitchen is fitted with an abundance of base and eye level units together with a large island featuring an integrated extractor fan, induction hob and breakfast bar, while additional integrated appliances include a double oven and dual sink. The room then opens out further to an area which accommodates a large dining table and a wonderful family seating area with sliding patio doors leading out to the garden. Adjoining the kitchen is an extensive utility room with ample storage, sink and a door giving access into the garden. The inner courtyard reached via sliding doors from the kitchen and sitting room is a wonderful design feature of this superb family home. Stairs lead down to the extended lower ground floor which has created several well-appointed rooms including a study, bedroom, sitting room and bathroom - a fantastic space for older children or visiting relatives. A sliding patio door leads from this sitting room, and a door from the bedroom, opens out onto another attractive, sunken courtyard which has steps up to the main garden.

Stairs rise from the hall to the first floor where there are three double bedrooms, all with built-in wardrobes. Bedroom one also benefits from an en-suite shower room while a family bathroom services the other bedrooms.

To the front there is ample parking on the gravel driveway which lies alongside a neat lawn. The rear garden has been beautifully landscaped with a large patio area across the back of the property. Steps lead down to the lawn which has well stocked borders lining the fence. A further patio area is located at the end of the garden with a storage shed and greenhouse.



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Approximate Gross Internal Area = 2328 Sq Ft / 216.3 Sq M



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 Southgate Street, proceed through the one way system heading out of Winchester on the Andover Road. Passing the Jolly Farmer public house, take the second left into Bereweek Road and turn right into Bereweek Avenue.

Location

Bereweek Avenue is in a convenient location giving very good access to the city of Winchester with its railway station (links to London Waterloo in approx. 55 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum and of course the city's historic cathedral. The M3 motorway and A34 are both easily accessible from this location. The property is close to very good local schools, including Weeke Primary school, Henry Beaufort Secondary school and Peter Symonds Sixth Form College is also nearby.

COUNCIL TAX: Band E, Winchester City Council.

SERVICES: Mains Gas, Electricity, Water & Drainage.

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

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: TBC

PARKING: Off street parking on driveway.

Viewings

Strictly by appointment with Winkworth Winchester Office

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

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