



Bramshaw Close, Winchester, Hampshire, SO22 6LT





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Beautifully Extended Four Bedroom Home with Large Open Plan Kitchen and Dining Room

Located in the sought-after area of Harestock is this lovely semi-detached house, ideal for families looking for a spacious and well-presented home. The property has been extended with a two-storey extension and front porch which offers a perfect blend of modern design and practicality. Benefiting from four generously sized bedrooms this property has a larger than average plot allowing for a garden in proportion with the properties extended layout.

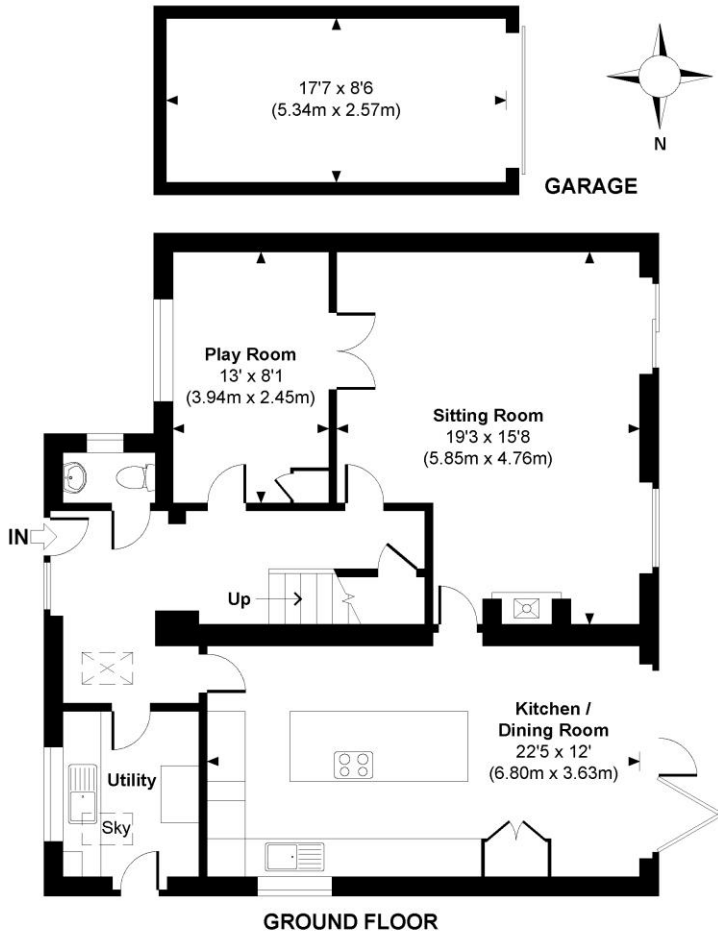
Upon entering the property there is a sizeable porch which leads through to the hallway. To the front of the property in the porch is the convenient downstairs WC with electric underfloor heating. Opposite this is the useful utility room with a wall hanging clothes airer, sink, cupboards for storage and space for a washing machine and tumble dryer. Adjoining the utility room is the lovely open plan Magnet kitchen with luxurious Quartz worktops. This bright and stylish space is the heart of the home featuring plenty of storage and a beautiful kitchen island fitted with electric induction hob and an area for dining. Bifold doors provide an abundance of natural light and lead to the garden which makes the room a fantastic space for a family or to gather with guests. Convenient electric blinds are fitted to the bifold doors. A door from the kitchen leads to the large sitting room with a wood burner, full length window and sliding door providing access to the garden. The connecting play room is a flexible space which could be used as a study or dining room and completes the accommodation on this floor.

Stairs rise to the first floor where there are four bedrooms and a contemporary family bathroom. The master bedroom has been created from the extension providing a generous room with dressing room and a modern en-suite benefitting from electric underfloor heating. Bedrooms two and three have useful built in wardrobes.

The well-maintained garden provides a tranquil outdoor space, with a substantial patio for seating and is covered by an aluminium pergola. The remainder of the garden is laid to lawn with a judas tree and two apple trees lining the borders. The property also benefits from a detached garage which can be used to park inside. Additional parking can be found on the road with no need for a permit.

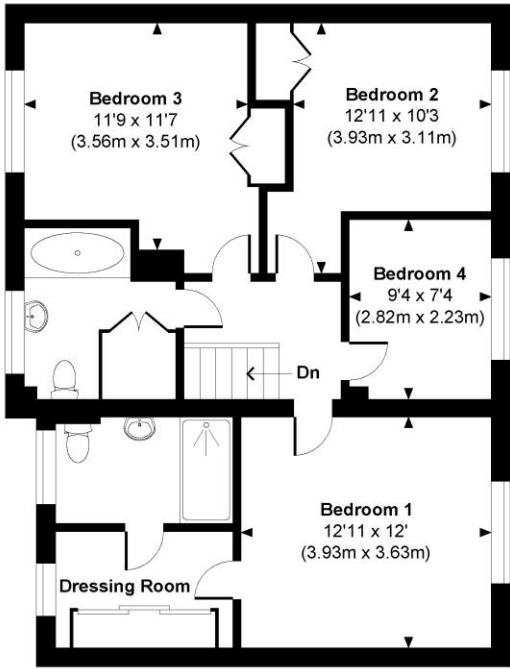


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Approximate Gross Internal Area
Main House = 1673 Sq Ft / 155.48 Sq M
Garage = 148 Sq Ft / 13.72 Sq M
Total = 1821 Sq Ft / 169.20 Sq M
Outbuildings are not shown in correct orientation or location.



FIRST 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 Southgate Street, turn left at the traffic lights into the High Street. At the mini roundabout turn right into Upper High Street, then left across the railway bridge. Turn right into St Pauls Hill then straight across the roundabout at the bottom of the hill into Stockbridge Road. Continue down Stockbridge Road across two mini roundabouts, then at the third mini roundabout turn right into Stoney Lane. Take the first left into Fromond Road, then turn left onto Bradley Road, turn right onto Bramshaw Close and follow the close round and the property is directly ahead of you.

Location

Bramshaw 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 & A34 is also easily accessible from this location. The property is situated in the Harestock Primary and Henry Beaufort Secondary school catchments and benefits from good local shops nearby, both on Priors Dean Road and Stoney Lane.

- SERVICES:** Mains Gas, Electricity, Water & Drainage.
- BROADBAND:** FTTC (Fibre to the Cabinet) Available. Checked on Openreach January 25.
- MOBILE SIGNAL:** Coverage With Certain Providers.
- HEATING:** Mains Gas Central Heating.
- PARKING:** Off street parking inside garage or parking on road.
- Tenure:** Freehold
- Winchester City Council**
- Council tax band:** D

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

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