



Priors Dean Road, Winchester, Hampshire, SO22 6LA

Winkworth

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Delightful bungalow in the heart of Harestock

A delightful bungalow offering well-planned accommodation throughout, in a most sought-after location in the heart of popular Harestock. The reception spaces are nicely separated from the bedrooms and there is scope to extend the property subject to planning permission.

A porch leads onto the welcoming entrance hall which provides access to both of the double bedrooms to the left, with the master bedroom benefitting from a useful built in wardrobe. There is also a bathroom located towards the front of the property. To the rear is the generous sitting room which features an original fireplace and has an abundance of light thanks to the large window and dual aspect external doors, one of which leads out to a lovely, enclosed courtyard and the other providing access to the conservatory. The property could be extended into the courtyard to provide additional living space if desired and subject to the necessary planning permissions. Adjoining the sitting room is the kitchen which enjoys views overlooking the garden and the courtyard via the dual aspect windows and will include the fridge/freezer, washing machine and drier.

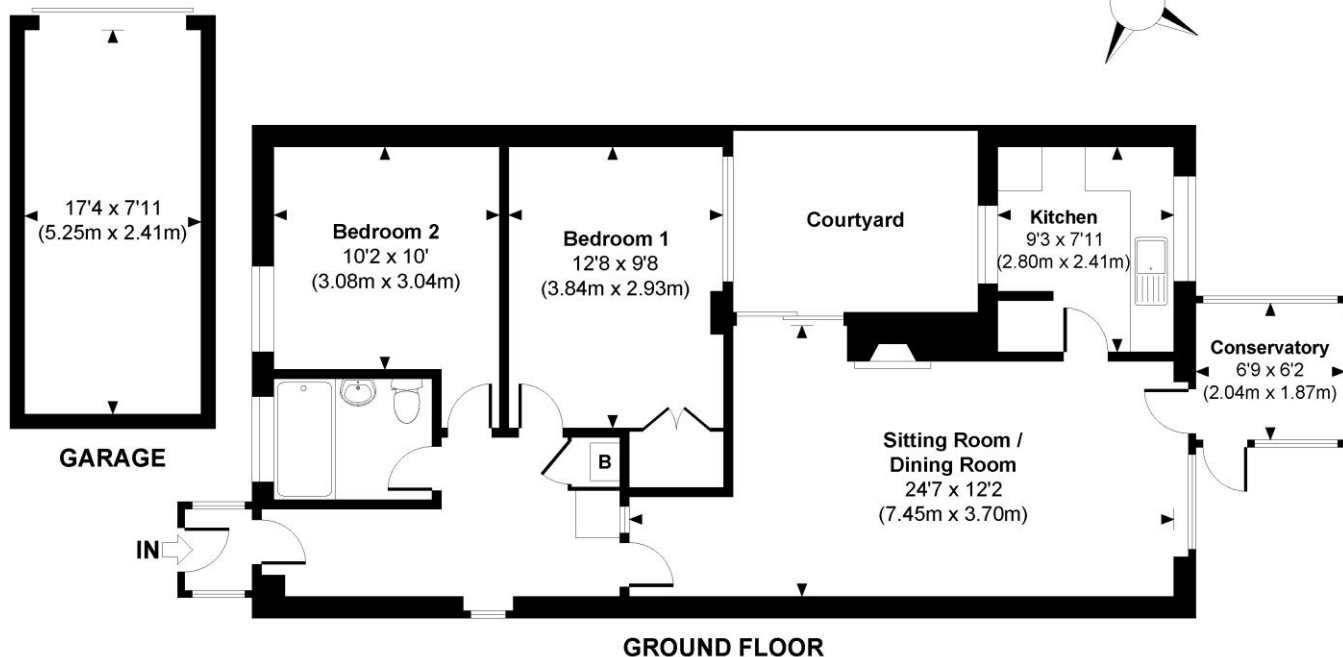
The garden at front of the bungalow is laid to lawn with several shrubs and a pathway leading to the porch. The rear garden is a super size and is mainly laid to lawn, bordered by mature shrubs. The garage is located in a block and there is parking available in the bays outside the property.





Priors Dean Road

Approximate Gross Internal Area
Main House = 782 Sq Ft / 72.59 Sq M
Garage = 136 Sq Ft / 12.65 Sq M
Total = 918 Sq Ft / 85.24 Sq M
Outbuildings are not shown in correct orientation or location.



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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 Southgate Street, proceed straight across the traffic lights onto Jewry Street. At the crossroads bear left into City Road and at the next set of traffic lights turn right into Andover Road. At the bottom of the hill, turn left into Stoney Lane. Turn right onto Bereweke Avenue and continue onto Priors Dean Road.

Location

Priors Dean 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 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.

COUNCIL TAX: Band C, Winchester City Council

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: FTTC (Fibre to the Cabinet). Checked on Openreach February 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: D

PARKING: Parking in the bays outside the property.

Viewings

Strictly by appointment with Winkworth Winchester Office

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

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