



Amport Close, Winchester, Hampshire, SO22 6LP

Winkworth



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Spacious Three-Bedroom Home in The Heart of Harestock

At a total of approximately 1,332 sq ft, this delightful, three-bedroom property offers spacious, light-filled accommodation throughout, in a sought-after location right in the heart of popular Harestock. The property is situated in an attractive and peaceful setting and is very conveniently positioned for access to local amenities and schools.



The front door opens into the welcoming hallway, which features understairs storage and a useful downstairs WC leading off to the left. To the rear is a superb sitting/dining room which is an excellent size with plenty of natural light courtesy of large windows and double doors opening onto the garden. The modern fitted kitchen lies to the front of the house and is well equipped with base and eye-level units providing ample storage. Integrated appliances include oven, hob, dishwasher and fridge. Leading from the kitchen is a utility room with space and plumbing for a washing machine and a door giving direct access to the front of the house and driveway. Beyond here is a superb wet room, equipped to ensure it is suitable for wheelchair users with a large, seated shower area.



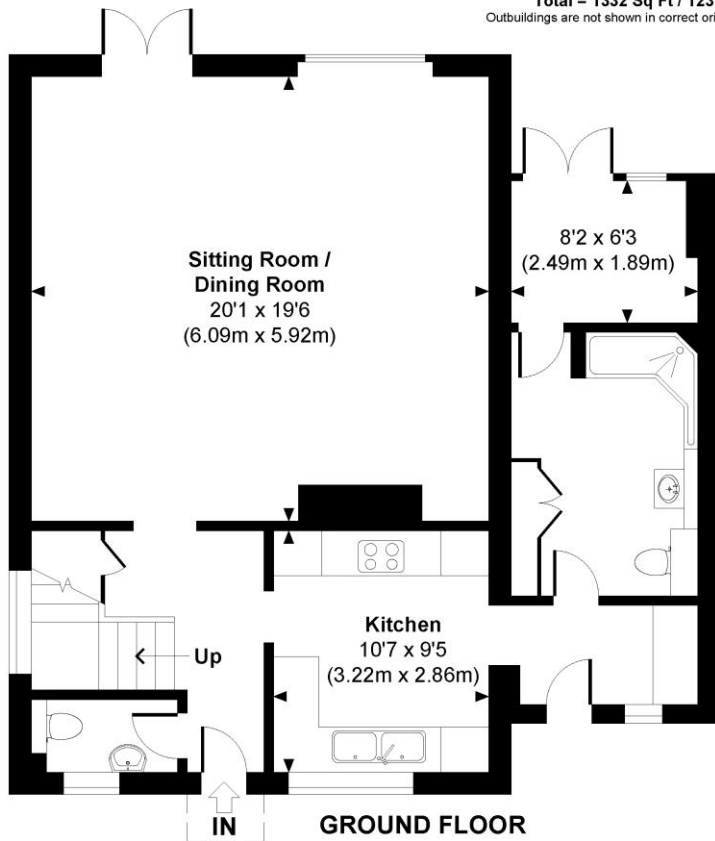
Stairs rise from the hallway to the first floor where there are three bedrooms. The generous principal bedroom is double aspect with the advantage of integrated wardrobes with sliding doors. The two further bedrooms are both a good size and all are served by the contemporary bathroom with bath and separate shower cubicle.

Outside, to the front of the house, the driveway provides a good amount of off-street parking, while to the rear the garden has been cleverly landscaped with areas of patio and lawn, cleverly tied together with a decked path ensuring the whole garden is wheelchair user-friendly. At the end of the garden a fantastic, purpose-built, modern outbuilding gives further space and can be used as a summer house or for garden storage.

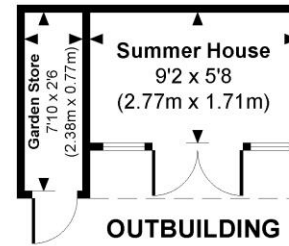


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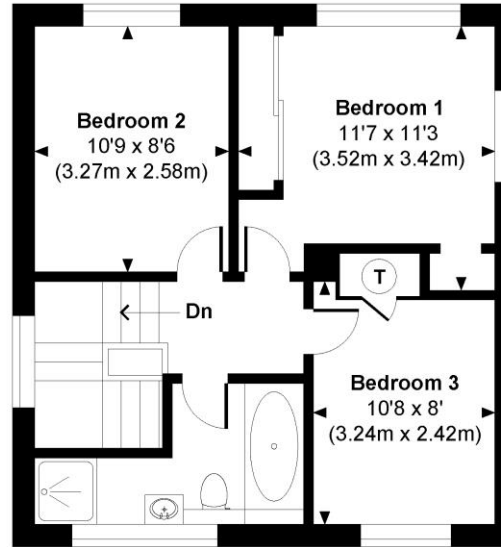
Approximate Gross Internal Area
Main House = 1259 Sq Ft / 116.93 Sq M
Outbuilding = 73 Sq Ft / 6.83 Sq M
Total = 1332 Sq Ft / 123.76 Sq M
Outbuildings are not shown in correct orientation or location.



GROUND FLOOR



OUTBUILDING



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.

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Directions

Leave Winchester city centre in a north-westerly direction along Stockbridge Road. Go across the first mini roundabout taking the second exit. Follow Stockbridge Road to the next mini roundabout, turning right into Bereweke Road. Take the third exit into Bereweke Avenue and proceed straight over Stoney Lane. Proceed along Priors Dean Road, turning left onto Bradley Road. Take the fourth right into Amport Close and the property can be found on the right-hand side.

Location

Amport Close 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

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