



Minstead Close, Winchester, Hampshire, SO22 6HT



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Detached Four Bedroom House in Popular Harestock

A spacious detached family home in the highly desirable location of Harestock. This property provides an airy and versatile living space with the whole rear aspect opening on to a pretty, well-maintained garden via double patio doors. It is beautifully bright throughout and offers scope for extension or reconfiguration, subject to the relevant planning permissions. Harestock is very popular for many reasons, particularly the proximity and easy access to local amenities and great school catchments (Harestock primary and Henry Beaufort secondary).

The welcoming entrance hall is a generous size and leads to all the downstairs accommodation. To the front of the property, the modern kitchen is fitted with an array of base and eye-level units with an integrated oven and hob with plenty of space for further appliances. There is an excellent larder cupboard providing extra storage and the garage and driveway can be accessed from a door to the side of the kitchen. Stretching across the rear of the house is a wonderfully light, large L-shaped, sitting/dining room, with two sets of double sliding doors out to the rear garden. A door leads back to the entrance hallway and a downstairs cloakroom completes the accommodation on this floor.

Stairs rise to the first floor where there are four good bedrooms - three doubles and a large single. Three have useful built-in wardrobes and there is a family bathroom and handy airing cupboard.

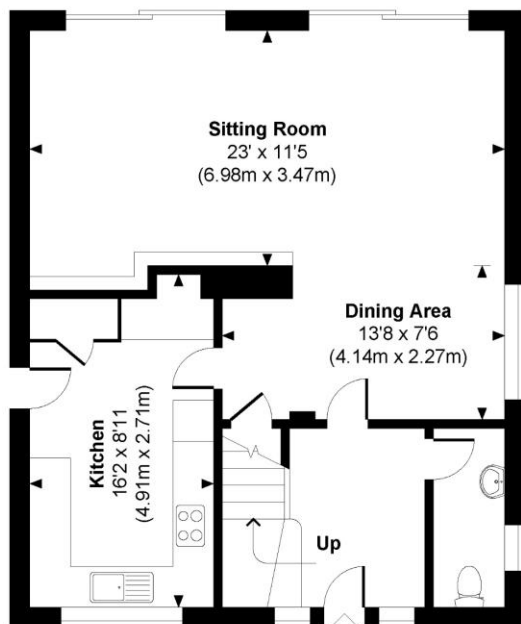
Outside to the front of the property there is a neat, open-plan garden alongside the driveway, which provides plenty of off-road parking leading to the detached garage. There is side access to the beautifully maintained rear garden which is mainly laid to lawn with mature shrub borders and a path leading to a paved area towards the rear. The patio area directly behind the house benefits from motorised awnings providing welcome shade during the summer months. Mature hedging gives a good degree of privacy.



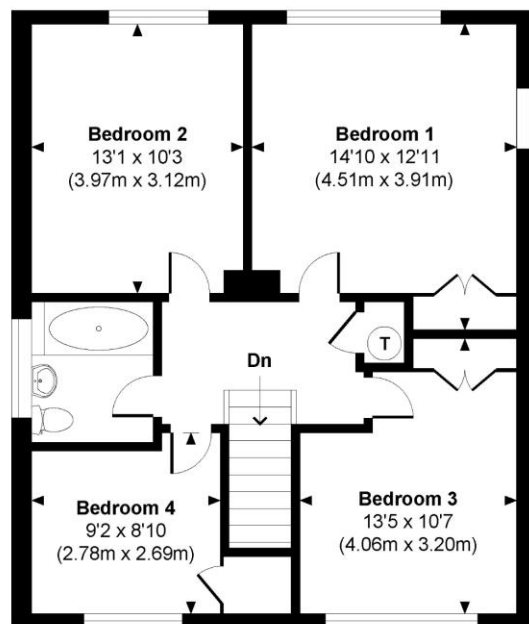


Minstead Close

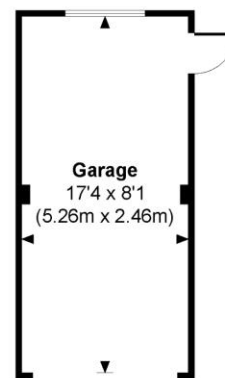
Approximate Gross Internal Area
Main House = 1313 Sq Ft / 121.94 Sq M
Garage = 139 Sq Ft / 12.94 Sq M
Total = 1452 Sq Ft / 134.88 Sq M
Outbuildings are not shown in correct orientation or location.



GROUND FLOOR



FIRST FLOOR



GARAGE



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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 the Winkworth office in Winchester, proceed left up the High Street. At the mini roundabout, take the second exit into Upper High Street and turn left over the railway bridge. At the mini roundabout, turn right and proceed onto Stockbridge Road. Follow Stockbridge Road to the mini roundabout, turning right into Berewecke Road. Take the third exit into Berewecke Avenue and proceed straight over Stoney Lane. Proceed along Priors Dean Road and turn left into Minstead Close which is the last turning before you reach the T-junction with Harestock Road. The property is directly ahead of you.

Location

Minstead 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 and A34 are also easily accessible from this location. The property is situated in the catchment area for good local schools and is just over a mile from the highly regarded Peter Symonds Sixth Form College. It benefits from good local shops nearby on Priors Dean Road.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: E

EPC rating: D

Winkworth.co.uk/winchester

Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU
020 7870 4878 | countryhouse@winkworth.co.uk

Winkworth

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