



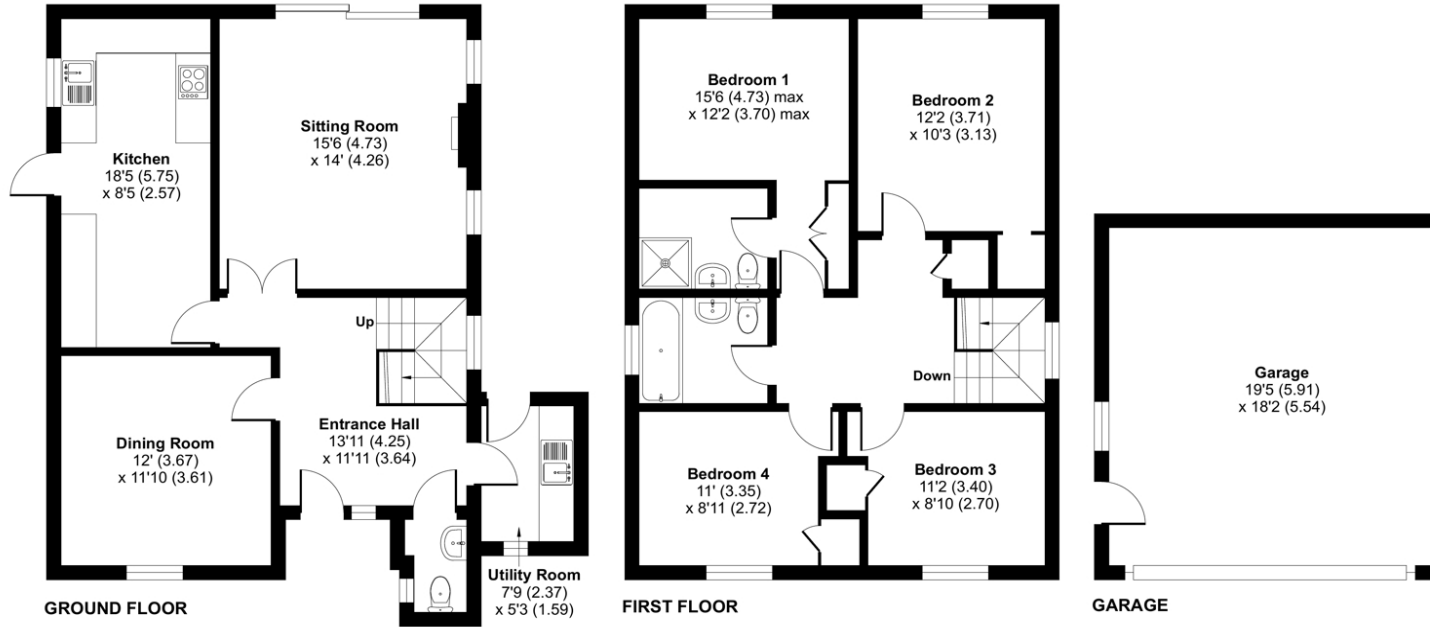
Bere Close, Winchester, Hampshire, SO22 5HY



ACCOMMODATION

Set in a tranquil location, this attractive 4-bedroom detached house offers the ideal space for family living. With a secluded garden, a detached garage, and great potential for extension, this property provides an exciting opportunity to create your dream home. The thoughtful layout features two spacious reception rooms on the ground floor, while the first floor offers four comfortable bedrooms, including a master suite with an en-suite bathroom. As you enter, you are greeted by a welcoming hallway that leads to two versatile reception rooms one currently laid out as a formal dining room and a formal sitting room to the rear. The living room is light and airy, creating a perfect space for relaxation overlooking the garden. At the front, the dining room offers an excellent setting for family meals. The kitchen is functional and well-equipped, with ample space for modern living, while a separate utility room provides additional storage and convenience with access to the garden. Upstairs, the property offers four generously sized bedrooms. The master bedroom benefits from an en-suite bathroom, providing a private sanctuary for relaxation. The remaining bedrooms are well-proportioned and are ideal for family, guests, or home office use. A well-appointed family bathroom serves the other rooms. The secluded garden is a real highlight, offering a peaceful and private outdoor space. It's perfect for gardening, play, or entertaining guests. The property also benefits from a detached double garage, providing secure parking and additional storage. There is ample driveway space for off-road parking.

Approximate Area = 1467 sq ft / 136.2 sq m
 Garage = 352 sq ft / 32.7 sq m
 Total = 1819 sq ft / 169 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1257829

SITUATION

Conveniently situated within walking distance to local amenities, including Waitrose. Located in the historic city of Winchester in a very highly popular area, the home is within easy walking distance of the main line railway station and only a short drive from the thriving town centre and the winding streets of Winchester which offer hidden bookshops, boutiques, a wide selection of restaurants, contemporary bars, sports facilities and the renowned Theatre Royal. Connections are excellent with the A34, M3 and M27 within easy reach. The railway station provides fast rail access to London (59 minutes) and Southampton (20 minutes).



SPECIFICATION

- Detached double garage
- Secluded, private rear garden
- Potential for extension (subject to planning permission)
- Two spacious reception rooms
- Master bedroom with en-suite
- Convenient location close to local amenities, schools, and transport links
- Double glazing and gas central heating

LOCAL AUTHORITY

Winchester City Council
Council Tax Band F

GUIDE PRICE £950,000

TENURE

Freehold