



Berwick Cottage, Halls Farm Close, Winchester, SO22 6RE
Guide Price £725,000 Freehold



Berwick Cottage, Halls Farm Close

4 Bedrooms, 2 Bathrooms

Guide Price: £725,000

- Attractive, extended detached four bedroomed family home with versatile accommodation
- Welcoming entrance hall under glass lantern ceiling
- Well fitted modern kitchen with pantry and separate utility room
- Dining room and living room with attractive wooden floors and working fireplace
- Downstairs double bedroom and contemporary shower room
- Three further bedrooms with family bathroom
- Attractive and easily maintained front and rear gardens, and driveway parking for several cars
- Close to local shops, amenities, and walking distance to Winchester railway station
- In catchment for Weeke, Henry Beaufort senior school and Peter Symonds 6th form college.
- Council Tax Band E; EPC Band D



BERWICK COTTAGE, HALLS FARM CLOSE

An attractive, extended detached four-bedroom home set in a secluded cul-de-sac on the much sought-after Halls Farm Close development on the edge of Harestock.

Berwick Cottage is the original Farm Manager's cottage from when the area was still agricultural and known as Halls Farm. The property is approached along a private drive (shared with two other homes) and parking is on a gravel area to the front.

Enter into the main hallway which runs front to back and provides access to the rear garden. The hall is brightly lit from a glass lantern ceiling and most of the main rooms open from it. A recent extension has created a spacious double bedroom downstairs, with a contemporary shower room/wc.

To the right of the hallway is the good-sized living room, featuring a working open fireplace with wooden surround and attractive parquet flooring. A door leads to a small hall which provides exterior access to the side of the property and leads through to the Dining room. This is a pleasing space with a bright dual aspect and polished solid wood floor.

The kitchen is well fitted with a range of Shaker-style cream storage units and utilities, with space for a large freestanding fridge freezer, a tiled floor and a range cooker with a ceramic hob. A large pantry provides further storage, and a large window gives views over the back garden.

Across the hallway is the utility room with space and plumbing for a washing machine and a dryer.

Upstairs there are two very light double bedrooms, both with dual aspects, plus a large single bedroom, all served by a modern family bathroom. The main bedroom has built-in wardrobes and windows overlooking the garden.







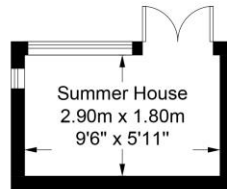
EXTERIOR AND GARDEN:: The property was constructed in the 1950's and features mellow brick elevations, dormer windows and a central chimney stack under a steeply pitched tiled roof. The front and rear gardens are securely fenced with new 6-foot panels and are mainly laid to lawn, with attractive flower beds, garden storage and a small summer house.



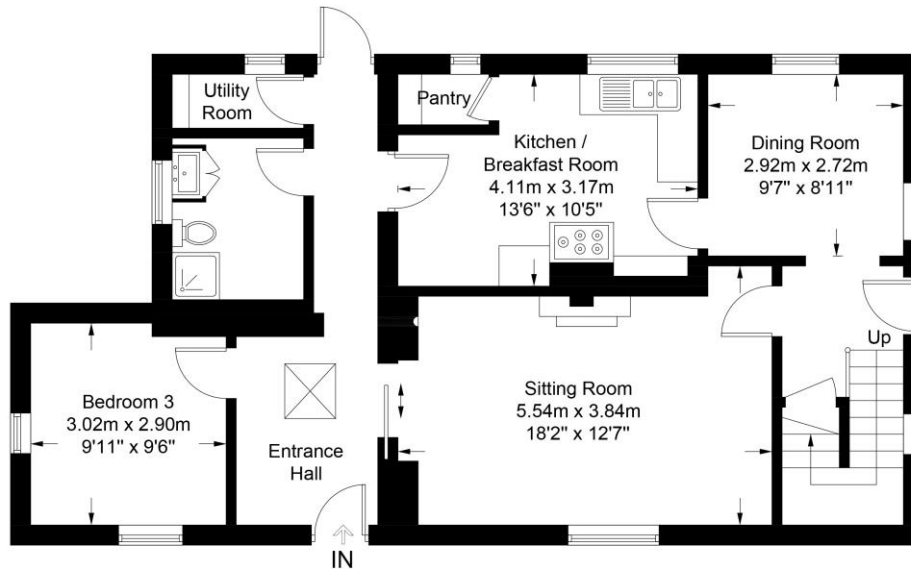
LOCATION: Nearby there are local shops, such as a bakery and local Tesco; Boots chemist, Costa Coffee, Waitrose and Aldi, Friarsgate GP surgery, and various takeaways and restaurants. The property is within catchment for, and easy walking distance of, Weeke Primary School, Henry Beaufort Senior School, and the renowned Peter Symonds 6th Form College.



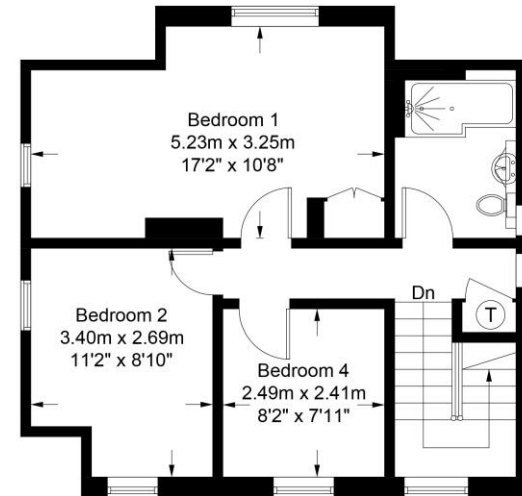
Approximate Gross Internal Area = 124.4 sq m / 1339 sq ft
Summer House = 5.2 sq m / 56 sq ft
Total = 129.6 sq m / 1395 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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