



7 Morningdale Field, Bereweke Avenue, Winchester, SO22 6FF
Guide Price £1,295,000 Freehold



7 Morningdale Field, Bereweke Avenue, SO22 6FF

3 Bedrooms, 2 Bathrooms

Guide Price £1,295,000

- Detached three-bedroom residence built by Alfred Homes in 2016 in a secluded setting
- Stunning open-plan kitchen, dining and family room with vaulted ceiling
- Spacious sitting room with feature gas fire
- Versatile second reception room ideal as study, gym or fourth bedroom
- Utility room and generous cloakroom
- Luxurious Principal Bedroom suite
- Two further double bedrooms and family bathroom
- Ample driveway parking for several vehicles and integral garage
- Close to excellent local schools, including Peter Symonds Sixth Form College, and local amenities.
- Close to Winchester city centre and mainline railway station
- EPC Band C; Council Tax Band G



**7 MORNINGDALE FIELD
BEREWEEKE AVENUE
WINCHESTER SO22 6FF**

Set within the exclusive Morningdale Field development of just eight individually designed homes, offering the rare combination of exclusivity, tranquillity and convenience, with excellent access to Winchester city centre, highly regarded schools, local amenities and mainline rail connections to London.

Built in 2016 by the highly regarded local developers Alfred Homes and designed by renowned architect Huw Thomas, the property combines elegant classical architecture with beautifully considered contemporary interiors, offering stylish and versatile accommodation of the highest quality.

Purchased from new by the current owners, the house has been impeccably maintained and thoughtfully enhanced, creating a sophisticated family home with a wonderful sense of light, space and privacy throughout.

High ceilings, sash windows and carefully considered architectural details combine with bright open-plan living spaces and a refined neutral palette to deliver an effortlessly elegant home.

The welcoming entrance hall immediately sets the tone, with attractive tiled flooring flowing seamlessly through to the principal living areas. The spacious sitting room enjoys twin sash windows overlooking the front aspect together with a contemporary gas fireplace set within a classical limestone surround, creating a stylish yet comfortable focal point.

A second reception room offers excellent versatility and is currently arranged as a study and gym, although equally suited as a playroom, fourth bedroom or additional reception space.





Doors open through to the stunning open-plan kitchen, dining and family room which forms the true heart of the home. Featuring a vaulted ceiling and flooded with natural light from aluminium bi-fold doors opening onto the garden, this impressive space has been beautifully appointed with composite stone work surfaces, a substantial central island and a range of high-quality integrated appliances, perfectly combining practicality with sleek contemporary design. A utility room, fitted with a water softener, and generous cloakroom complete the ground floor accommodation.





AND SO TO BED: Upstairs, the spacious landing area has a cupboard housing the hot water cylinder and access to the loft space above. The principal bedroom suite enjoys fitted wardrobes and dressing table, and a luxurious en-suite bathroom, featuring a walk-in shower, a striking oversized basin with recessed tap, under a long inset illuminated mirror, with vanity storage below and low-level sensor lighting. Each of the second and third bedrooms are sizeable double rooms, each with fitted wardrobes.



The elegant family bathroom has a bath with rainfall shower set behind a glass shower screen. A wide basin sits under a fitted mirror inset into a long shelf and has vanity storage below. As with the ensuite shower, the bathroom also benefits from low level sensor lighting.





THE PROPERTY – USEFUL INFORMATION

An exceptional three-bedroom detached home forming part of the exclusive Morningdale Field development of only eight properties, discreetly positioned off Bereweke Avenue in the highly sought-after area of Bereweke.

Built in 2016 by renowned local developer Alfred Homes, the property combines elegant classical architecture with beautifully designed contemporary interiors. Impeccably presented throughout, the home offers stylish and versatile accommodation with high ceilings, sash windows, bespoke skirting and architraves throughout, and superb open-plan living spaces filled with natural light.

Tenure: Freehold

Construction: Modern construction built in 2016 by Alfred Homes. Rendered elevations under a slate roof.

Overall plot size 0.13 acres.

Parking: Garage and ample driveway parking

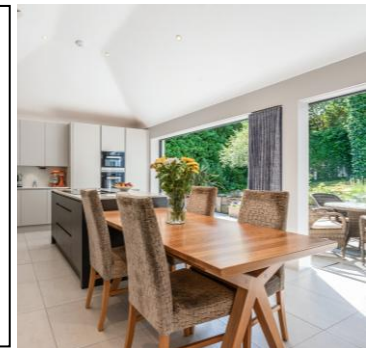
Services: Mains drainage, electricity, water and gas.

Solar panels on roof – not currently utilised

Heating: Underfloor heating to first and second floors, mechanical ventilation heat recovery system.

Broadband: (Source Ofcom): Ultrafast Broadband available: 1000 mbps download

Flood Risk (Source: Govt Environment Agency): Rivers and Seas and Surface Water Risks Very Low. EPC Band C; Council Tax Band G



LOCATION:

Bereweke is a popular residential area of Winchester, conveniently located close to the city centre and mainline railway station with services to London Waterloo.

Within walking distance are a range of amenities including Spar, Boots pharmacy, Costa Coffee, Waitrose, Aldi, Friarsgate GP surgery, and various restaurants and takeaways. Winchester Racquets Club also offers tennis, squash, racketball, and fitness facilities for all ages and abilities.

The historic city centre, with its shops, cafés, restaurants, theatre, cinema, museums, river walks, and stunning cathedral, is also nearby.



EDUCATION:

Schooling: The property falls within catchment for Weeke School, The Henry Beaufort School, and Peter Symonds 6th Form College, each of which are within walking distance.

Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.



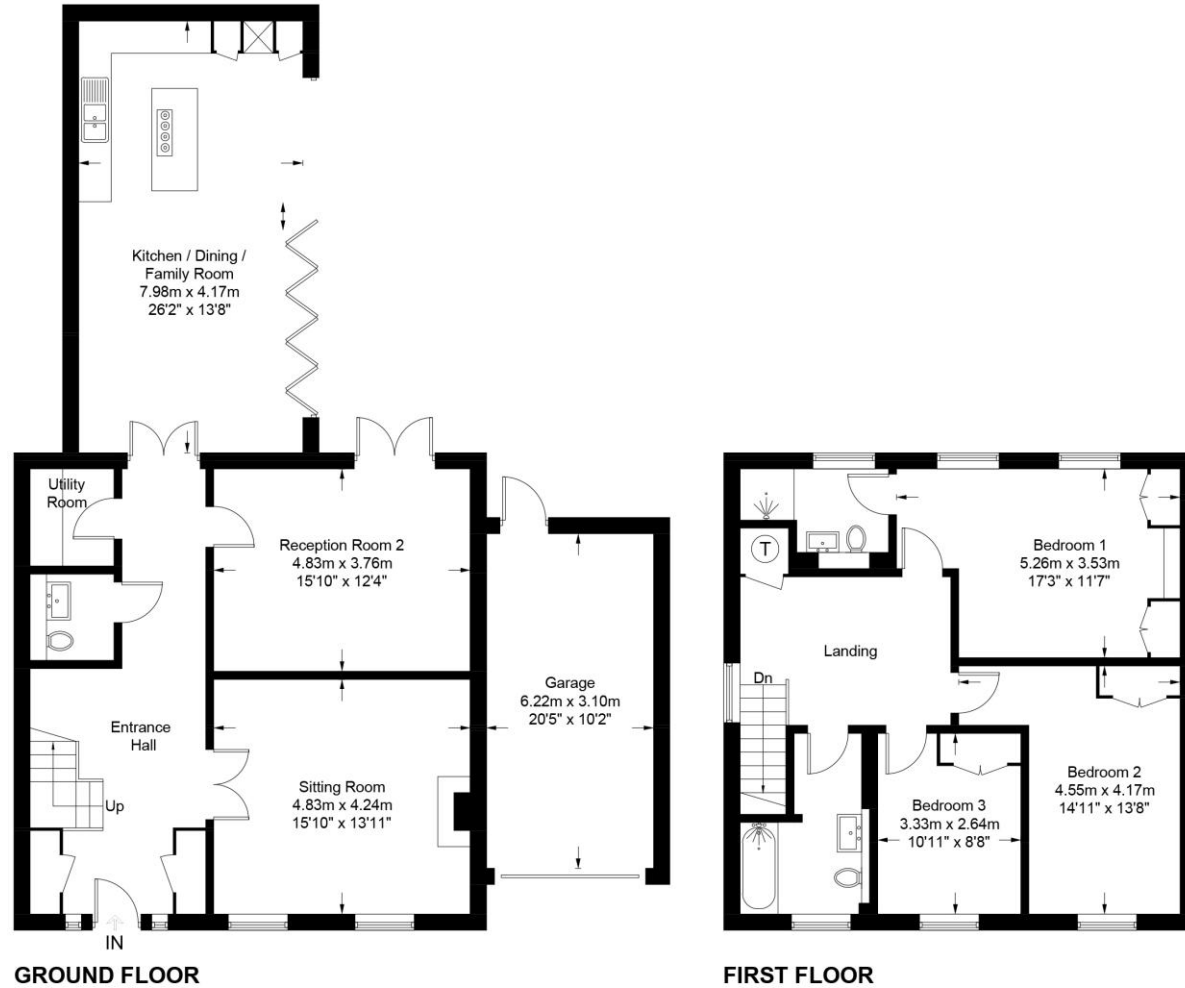


Externally, the property continues to impress. To the front, a generous driveway provides parking for several vehicles in addition to access to the integral garage, which benefits from an electric up-and-over remote-controlled door.

Gated side access leads to the beautifully landscaped rear garden, which enjoys a desirable southerly aspect and a high degree of privacy. Designed for relative ease of maintenance and outdoor enjoyment, the garden features an extensive paved terrace ideal for entertaining, an area of lawn, mature planted borders and established trees, creating a wonderfully secluded setting.



Approximate Gross Internal Area = 170.2 sq m / 1832 sq ft
Garage = 19.3 sq m / 208 sq ft
Total = 189.5 sq m / 2040 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1305795)

MAC NKS

64 Parchment Street • • Winchester • SO23 8AT
T: 01962 843346 • E: winchester@martinco.com

01962 843346
<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.