



Brown Beams, Highfield Avenue, Twyford, Winchester, SO21 1QP
£750,000

Welcome to Highfield Avenue, Twyford, Winchester - a charming location that could be the perfect setting for your new home. This detached chalet style bungalow offers a unique living experience with its exposed beams and fireplaces adding character and warmth to the property.

With spacious accommodation, three bedrooms, and a ground floor shower room, this bungalow provides a comfortable and practical living space for you and your family.

A good sized Kitchen Diner ideal for entertaining.

Situated in a highly sought-after area, you'll enjoy the tranquillity and beauty of the surroundings while still being conveniently located near local amenities and transport links. Whether you're looking to relax in the peaceful garden or entertain guests in the inviting reception room, this property offers a versatile space for all your needs.

There is off road parking to the front.

Don't miss out on the opportunity to make this chalet style bungalow your own and experience the best of Winchester living in this desirable location.

No chain and vacant possession.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed from the road along a gravel track, the driveway splits to two, creating areas of off road parking.

A upvc door with obscure glazed panelling opening onto an entrance porch. With a textured ceiling, ceiling light point, upvc stained glass window to the side aspect.

Front Garden

The front garden is principally laid to slabs for ease of maintenance with a boarder to the front of the property.

External gas meter.

Entrance Hallway

Smooth plastered ceiling with beams, ceiling light point, single panel radiator, upvc double glazed window to the side aspect.

A four panel door opens to a useful storage cupboard / airing cupboard housing an insulated hot water cylinder with slatted linen shelving over, shower pump and a light point.

Staircase to the first floor landing, with useful understairs cupboard with power point and shelf.

Lounge 12'0" x 12'0" (3.67 x 3.68)

Smooth plastered ceiling with exposed beams, four wall light points, provision of power points, television point, double panel radiator. The room centres on an open fireplace with brick surround.

Natural light is provided by a upvc glazed window to the rear aspect with upvc double glazed windows to either side and a pair of patio doors giving direct access onto the garden.

From here a door with twelve glazed inserts and solid panel to the base opens to a conservatory.



Kitchen / Diner 17'5" x 12'0" widening to 16'0" (5.32 x 3.67 widening to 4.88)

Of a very good size



Dining Area

Textured ceiling, ceiling light point, upvc double glazed window to the side aspect, aluminium double glazed window to the other side, a upvc double glazed door giving access to the side of the property. Wooden flooring and a double panel radiator.

Kitchen Area

Textured ceiling, ceiling light point, access to the roof void, upvc double glazed window to the front aspect, and a upvc double glazed window to the side. Ceramic glazed tiled floor.

The kitchen is fitted with a range of low level cupboard and drawer base unit, heat resistant worksurface over with a range of matching wall mounted cupboards over. Inset sink with drainer and a mono block mixer tap over, 'Siemens' gas hob, matching fan assisted double oven, space for plenty of undercounter appliances. Wall mounted Alpha CED 13R boiler.



Conservatory 14'8" x 8'0" (4.49 x 2.46)

The conservatory is constructed of solid panel base units and upvc double glazed windows over and a polycarbonate roof. Upvc double glazed sliding doors giving direct access onto the rear garden, laminate floor covering.

Fitted with a range of units and space for an appliance, and tiled worktop over.



Bedroom (Ground Floor) 12'0" x 12'1" (3.67 x 3.70)

Smooth plastered ceiling, ceiling light point, natural light is provided by two upvc double glazed windows to the front and side aspect. Double panel radiator and a provision of power points and two wall light points.

The room benefits from a range of fitted bedroom furniture comprising pair of double wardrobes with gantry cupboards over, providing a good degree of hanging rail and storage.

A further wall provides a double and single wardrobe with built in dressing table.



Shower Room (Ground Floor) 9'3" x 5'8" (2.83 x 1.73)

Fitted with a three piece suite comprising pedestal wash hand basin, close coupled wc, large double walk in shower enclosure with thermostatic shower valves and glass and chrome shower screen. A second shower enclosure with a power point and shelved for storage.

Smooth plastered ceiling, ceiling light point, exposed beams, obscure upvc glazed window to the side aspect, double panel radiator, ceramic glazed tiled floor and a wall light point.

A built in cupboard opens providing useful shelving.



First Floor

The landing is accessed by a turning staircase from the entrance hallway. Smooth plastered ceiling, ceiling light point, exposed beams. Upvc double glazed window to the side aspect.

Second Bedroom 9'8" x 11'6" (max skilling ceilings) (2.95 x 3.51 (max skilling ceilings))

Smooth plastered ceiling with exposed beams, ceiling light point, double panel radiator, upvc double glazed window to the side aspect, provision of power points.



Third Bedroom 12'0" max x 9'6" (max skilling ceiling) (3.66 max x 2.91 (max skilling ceiling))

Smooth plastered ceiling with exposed beams, ceiling light point, upvc double glazed window to the side aspect, double panel radiator, provision of power points and telephone point.



Rear Garden

Stepping out spanning the rear of the house is an area laid to patio providing a pleasant seating area with brick built BBQ.

The main area of garden is principally laid to lawn with mature shrub beds.

A shed with pergola.

To the rear boundary an access gate leads to the lane.



To the side of the property

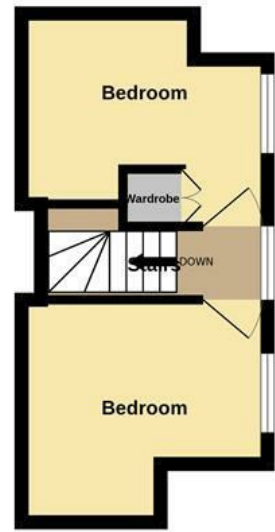
Is a greenhouse

Council Tax Band E



Ground Floor
77.8 sq.m. approx.

1st Floor
18.4 sq.m. approx.



TOTAL FLOOR AREA : 96.2 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC