


Hellards



At home in Winchester

19 Buriton Road

WINCHESTER, HAMPSHIRE, SO22 6JE

Guide Price £650,000

- Detached Three Bedroom Family Home on a Corner Plot
- Refitted Modern Kitchen with Breakfast Bar, Utility Room/Cloakroom.
- Sitting Room Overlooking Beautiful Gardens plus an Additional Reception Room
- Energy Efficient A/B rating EPC
- Double Glazed, Gas Central Heating and Solar Panels
- Driveway and Oversized Garage with Courtesy Door to Inner Hallway
- Harestock Primary & Henry Beaufort Secondary School Nearby

Beautifully presented and spacious three-bedroom detached family home situated on a corner plot with a wonderful views over the rear garden. The entrance door leads into the hallway with a door through to the garage, utility/cloakroom, kitchen, dining room and sitting room. The kitchen overlooks the front garden and has been refitted with a wonderful range of wall, base and drawer units with complementing worksurfaces, fitted breakfast bar and fitted gas/electric hob and some integrated appliances. The spacious sitting room spans the rear of the property and in turn has sliding doors inviting you to the rear patio with awning over. On the first floor, there are three double bedrooms, the master with an ensuite bathroom all of which boast fitted wardrobes and storage. The bedrooms are served by the contemporary family bathroom. To the front of the home there is ample driveway parking leading to the garage and an area laid to lawn.





The private rear garden a good size with a patio terrace and steps up to a lawned garden with planted borders and mature trees. There is a useful storage shed and side access to the rear garden from the front of the property. The garage has an up and over door and has been extended with courtesy door leading to the rear garden.

Winchester offers the perfect balance of historic charm and modern convenience, making it one of Hampshire's most sought-after places to live. The city boasts beautiful architecture, excellent schools, and a vibrant cultural scene, all surrounded by stunning countryside. With fast rail links to London Waterloo, a wealth of independent shops, cafés, and restaurants, as well as easy access to the South Downs National Park, Winchester combines city sophistication with a relaxed, family-friendly lifestyle.

SERVICES

We understand that mains gas, electricity, water and drainage are connected.

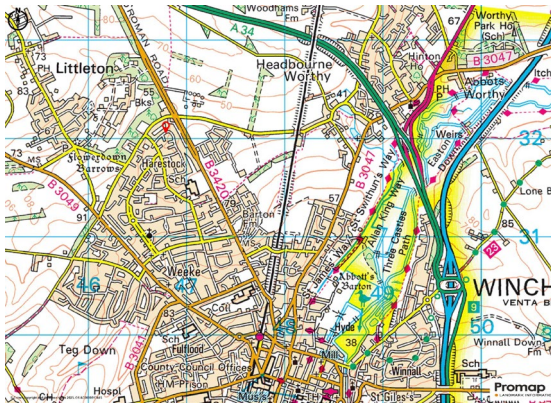
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: E

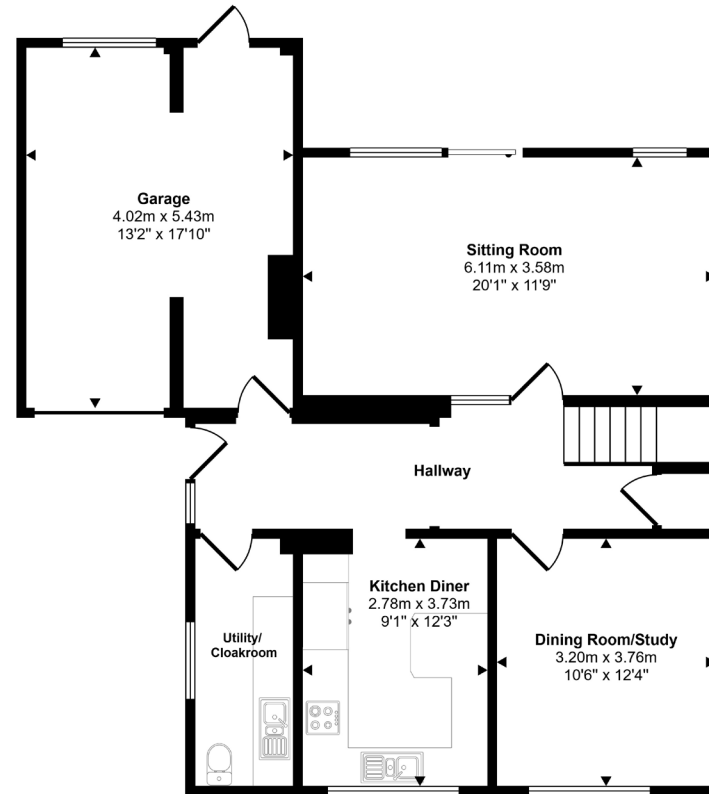
DIRECTIONS

Buriton Road is located in Harestock north of Winchester. From Three Maids Hill roundabout follow the Andover road, take the second right onto Harestock Road, First left onto Priors Dean Road, first left into Buriton Road and number 19 is located on the right hand side.

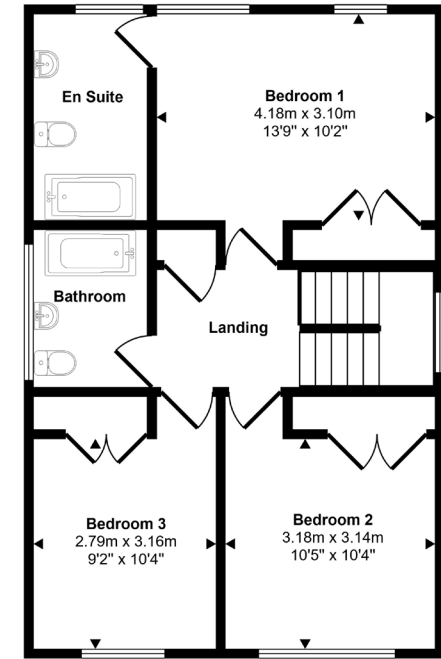




Approx Gross Internal Area
147 sq m / 1586 sq ft



Ground Floor
Approx 90 sq m / 964 sq ft



First Floor
Approx 58 sq m / 622 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A	92	93
(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	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

