



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

29 BEREWEEKE WAY, WINCHESTER SO22 6BJ

Guide Price £1,050,000

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Handsome & Refined

AN ELEGANT GEORGIAN INSPIRED HOME OFFERING CLASSIC PROPORTIONS, COMFORT AND REFINED FAMILY LIVING IN A SOUGHT- AFTER WINCHESTER LOCATION

This handsome and spacious 1970s residence combines Georgian symmetry with timeless elegance, offering superb curb appeal in one of Winchester's most desirable and exclusive enclaves. Tucked away at the end of a quiet cul-de-sac, beautifully arranged around a magnificent old copper beech tree, the setting is both peaceful and prestigious. The property is ideally positioned within easy reach of outstanding schools, local amenities and Winchester city centre and station.

The house presents an impressive façade with large sash windows that flood the interior with natural light, complemented by a decorative porch that sets a welcoming tone. Extending to 1,986 sq. ft. over two well proportioned floors, the accommodation is attractively presented and designed for both family living and entertaining.

GROUND FLOOR

A central hallway forms the heart of the ground floor, leading to a separate study, the ideal workspace, offering a calm, private environment away from the main living areas. A formal dining room, and a well-proportioned sitting room with an elegant fireplace and surround. The generously sized kitchen offers ample cream-coloured fitted cabinetry and flows seamlessly, along with the dining room, into a superb conservatory. This light-filled space opens via twin sets of patio doors to the front and rear, creating an effortless connection with the outdoors. It also benefits from the luxury of under floor heating. The rear garden is a true highlight, southwest facing, large, private, and mainly laid to lawn, with mature planting. The patio features electric awning, providing convenient, adjustable shade and shelter, making the outdoor space more usable for relaxing, dining, and entertaining in all weathers.

FIRST FLOOR

Upstairs continues to impress with the principal bedroom offering an en-suite shower room and fitted wardrobes. Bedroom two is also generously sized, with fitted storage and a wash hand basin and two further bedrooms each with their own charm are served by a delightful family bathroom.

GARDENS AND PARKING

The exterior of the home is equally impressive. A tandem garage, a generous driveway with parking for several vehicles, and a charming front garden with ornamental shrubs and trees enhance its appeal.

The private rear garden is secluded and mature, offering a tranquil retreat framed by established trees and planting.

This is a rare opportunity to acquire an enviable spacious, elegant home in a prime Winchester location, blending classic architectural style in a truly splendid setting.

WEEKE AND SURROUNDINGS

Bereweeke way is a highly desirable spot located in Weeke, with outstanding amenities nearby including Waitrose, Boots., Costa Coffee, Friarsgate Practice and St Mathews field. The well-regarded local schools include Weeke Primary, Henry Beaufort Secondary and Peter Symonds Sixth Form College. minutes The house is within 1 mile of the mainline railway station serving London Waterloo in about one hour. The M3 can be joined on the north-eastern side of Winchester (Junction 9) and links to the M27 coastal motorway and Southampton Airport and to the north, the A303 and A34 providing



access to the West Country and Midlands respectively.

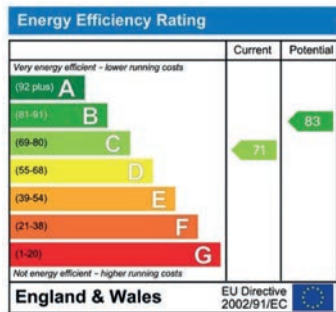
Located close to central Winchester, the property is short walking distance to the City. The City Centre with its bars, award-winning pubs and restaurants and a plethora of boutique shops, café bars, there is so much to enjoy in this City. Cultural and leisure facilities, a theatre, cinema, cosmopolitan High Street and renowned 'Square' are only a short walk away.

Steeped in history, Winchester is England's ancient Capital City and former seat of King Alfred the Great. This vibrant and wonderful City seamlessly combines grand old architecture with 21st century art, sculpture and world-class attractions which includes the magnificent Cathedral.



KEY INFORMATION

- A Handsome And Spacious Detached Residence For Refined Living
- Four Splendid Bedrooms
- A Delightful Family Bathroom And An Ensuite Shower Room
- A Superb Light Filled Conservatory
- Tandem Garage
- Driveway For Several Vehicles
- A Large Mature Secluded Rear Garden
- Boasts 1986 Sq Ft
- A Sought After Cul De Sac Location/ Corner Plot
- No Forward Chain



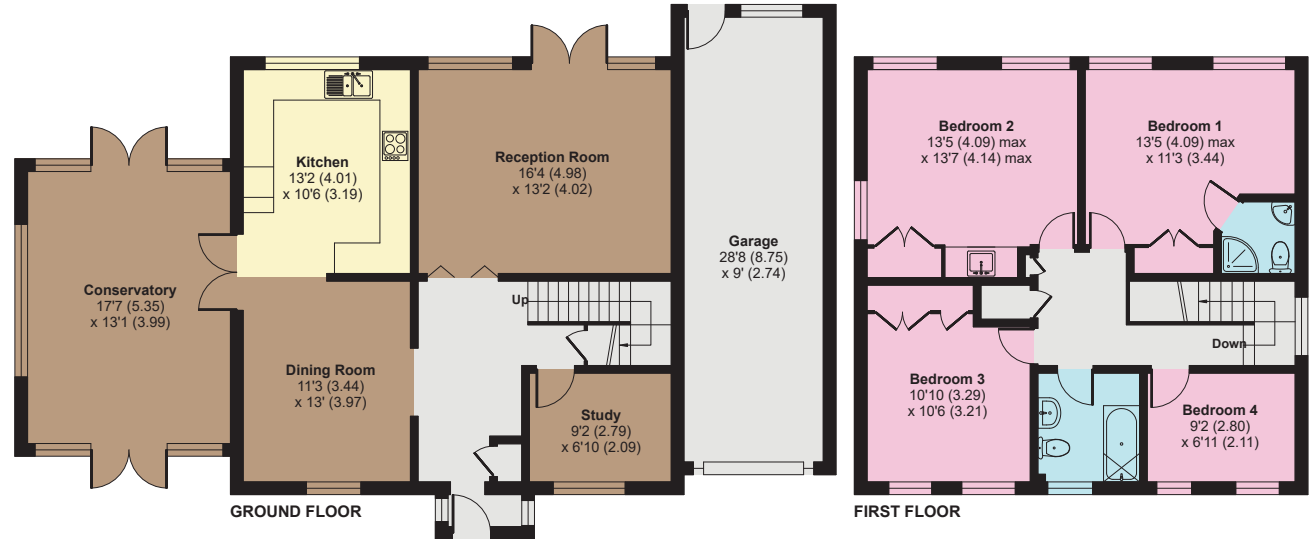
Bereweek Way, Winchester, SO22

Approximate Area = 1728 sq ft / 160.5 sq m

Garage = 258 sq ft / 23.9 sq m

Total = 1986 sq ft / 184.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Toby Gullick Independent Family Estate Agents. REF: 1353336

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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All information is correct at the time of going to print.

Toby Gullick Independent is the trading name. Toby Gullick Independent is a limited company registered in England and Wales with registered number 15066515.

PROPERTY INFORMATION

Tenure – Freehold

Local Authority – Winchester City Council

Council Tax – Band G

EPC - C

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