



**Flowerdews, Bereweke Avenue, Winchester, SO22 6EP**  
Guide Price £800,000 Freehold



# Flowerdews, Bereweke Avenue, Winchester, SO22 6EP

3 Bedrooms, 2 Bathrooms

**Guide Price £800,000**

- Contemporary and stylish detached house in sought after area of Weeke
- Designed to meet Code for Sustainable Homes Level 4 for energy – EPC A
- Large open plan kitchen/dining room with steps to living area and sliding doors to garden
- Cloakroom and separate utility room with rear access
- Principal bedroom with en-suite shower room
- Two further bedrooms and contemporary family bathroom
- Low maintenance courtyard garden with ample parking and EV charging point
- Walking distance to Weeke Primary School, Henry Beaufort School and Peter Symonds 6<sup>th</sup> form college
- Strolling distance to local shops, Waitrose and Friarsgate GP Surgery
- Council Tax Band F, EPC Band A





## FLOWERDEWS, BEREWEEKE AVENUE, WINCHESTER, SO22 6EP

An exceptional, modern detached home, built in 2017 and situated in the highly desirable area of Weeke. Flowerdews is a stunning design, built using contemporary environmentally friendly materials and construction methods, with its amazing 'green' credentials generating an enviable A EPC rating.

This stunning home in one of Winchester's most sought-after residential areas is a rare opportunity to acquire a sustainably built and designed property which doesn't compromise on design, space, or location. It is a striking contemporary residence, meticulously crafted to combine cutting-edge sustainability with the demands of modern living. Designed with both style and efficiency in mind, the home offers spacious, thoughtfully arranged accommodation with an emphasis on natural light, comfort, and energy performance.

At the heart of the property lies a stunning open-plan kitchen and dining area, this triple aspect space is beautifully appointed with high-specification fittings, quartz worktops and sleek dark blue painted cabinetry. This impressively open-area provides the perfect setting for family life and entertaining alike, flowing effortlessly into the bright and expansive sitting room. Full-height windows and large glazed doors not only frame views of the garden but also flood the interior with daylight, creating an open and airy atmosphere throughout the ground floor.



**AND SO TO BED:** The first-floor hosts three well-proportioned bedrooms, each offering comfort and versatility.

The principal suite benefits from built in wardrobes and a private en-suite shower room, elegantly finished with contemporary fittings.

A luxurious family bathroom serves the remaining bedrooms, all presented to an outstanding standard with modern fixtures and stylish tiling.





## PROPERTY INFORMATION:

### The Property details:

**Construction:** Modern construction built in 2017. 'Thermo Wood' timber cladding on a red brick plinth, slate pitched roof and sedum flat roof.

**Tenure:** Freehold

**Architect:** Radley House Partnership, Winchester

## UTILITIES:

**Services:** Mains drainage, electricity, water and gas.

**Heating:** Underfloor heating to first and ground floors

**Parking:** EV charging point, off-road driveway parking

**EPC Grade A**

**Council Tax:** Band F

**Broadband:** (Source Ofcom): Ultrafast Broadband available: 1000 mbps download and 100 mbps upload.

**Flood Risk** (Source: Govt Environment Agency): Risks Very Low.

**Solar panels:** The property benefits from solar panels on the roof, underfloor heating to the first and ground floors.

## GARDEN AND OUTSIDE SPACE:

Outside, the landscaped garden has been thoughtfully designed to offer a tranquil escape, ideal for alfresco dining, social gatherings, or quiet relaxation. A wide, sunny border provides plenty of interest for the gardener and is stocked with an array of flowering shrubs and perennials.

From the Utility Room, a side door leads to a courtyard area, useful for a washing line, and benefits from an outdoor tap and shower for hosing down muddy dogs!

To the front, the property features generous driveway parking and an electric vehicle charging point, reflecting its commitment to eco-conscious living.



## LOCATION:

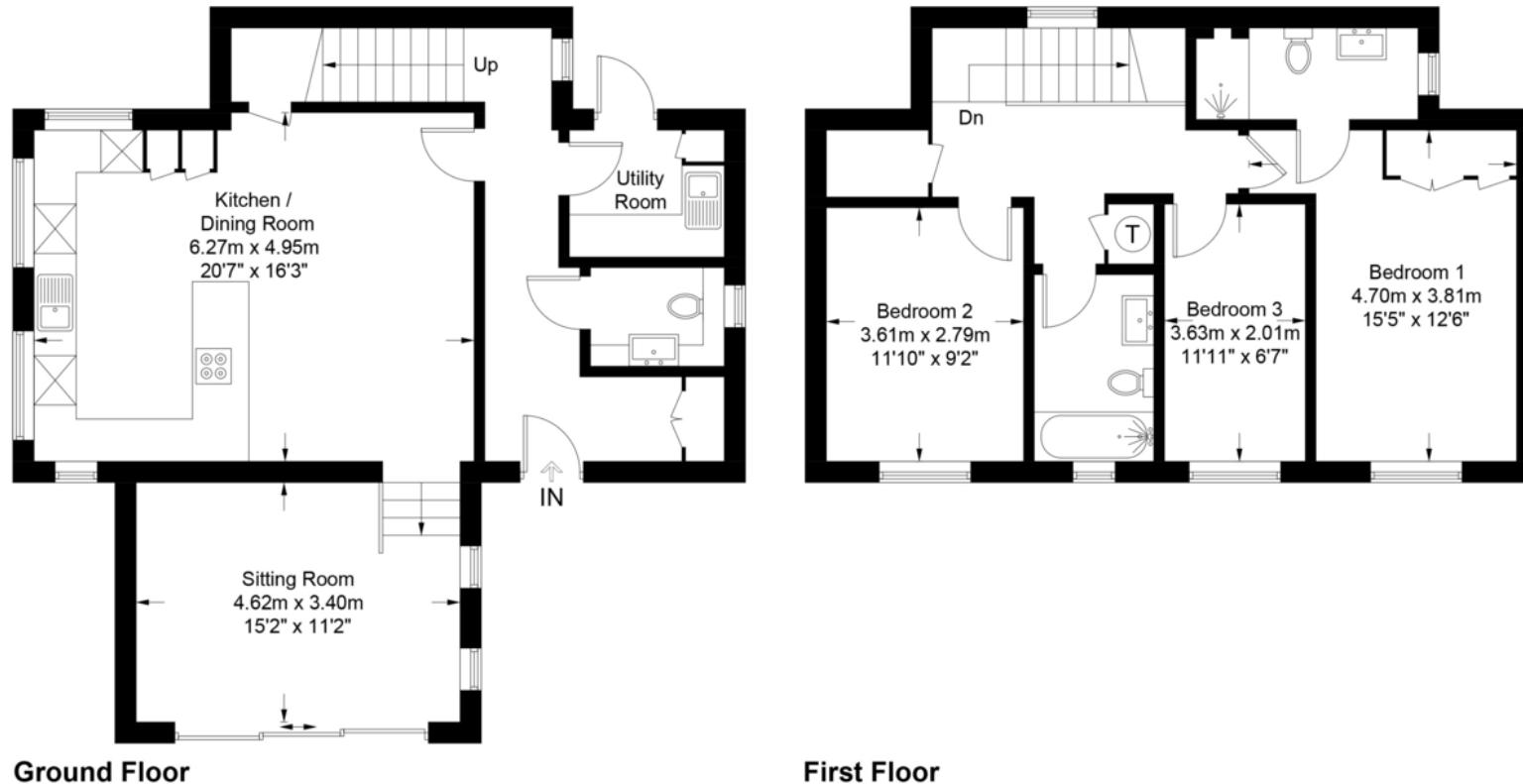
Just along the road from Flowerdews there are local shops, such as a Spar, Boots chemist, Costa Coffee, but also Waitrose and Aldi, Friarsgate GP surgery, and various takeaways and restaurants.

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 = 126.5 sq m / 1362 sq ft



Ground Floor

First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzo Marketing (ID1204757)

## Martin & Co Winchester

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