

GUIDE PRICE

**£525,000**

**Churchill Close**

Berewood, PO7 5GG

## PROPERTY SUMMARY

Located in the very popular Oak Vale development at Berewood and boasting a wonderful outlook over local green space, we are delighted to offer for sale this stunning 'Lifestyle Oxford' home built by Redrow Homes. This stunning family home has to be seen internally to be appreciated and early viewing is strongly advised. The property offers 3 first floor double bedrooms each with their own en-suite bathroom and dressing area/wardrobes to the master, large lounge, WC, utility room and beautiful open plan kitchen/diner. Externally there is a landscaped south facing garden and a garage with own driveway providing off road parking. There are a number of woodland walks and bridle paths very close by as well as a choice of popular schools. To arrange your viewing contact us as sole agents.





**ENTRANCE HALL** Radiator, under stair cupboard, stairs to first floor, tiled flooring, doors to:

**LOUNGE** 16' 11" x 10' 09" (5.16m x 3.28m) Bay window to front aspect, radiator.

**KITCHEN/DINER** 21' 06" x 14' 09" (6.55m x 4.5m) Window and bi-fold doors to rear garden, radiator, large storage cupboard, tiled flooring, extensive range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl sink unit and mixer tap and Insinkerator, integrated double oven, hob and extractor, integrated fridge/freezer and dishwasher, spot lighting, door to:

**UTILITY ROOM** 7' 04" x 5' 09" (2.24m x 1.75m) Door to rear garden, radiator, work surface with inset sink unit and mixer tap, cupboard, plumbing for washing machine, space for tumble dryer, spot lighting, tiled flooring, door to:

**WC** Window to side aspect, radiator, WC, hand wash basin, spot lighting, tiled flooring.

**FIRST FLOOR** Landing - Radiator, access to loft, airing cupboard, storage cupboard, doors to:

**BEDROOM 1** 16' 03" x 10' 09" (4.95m x 3.28m) Bay window to front aspect, radiator, entrance to:

**WALK IN WARDROBE** Extensive range of fitted mirrored wardrobes to both sides, spot lighting, door to:

**ENSUITE** Window to rear aspect, heated towel rail, double shower, WC, hand wash basin with vanity surround and cupboard under, spot lighting, tiled flooring, part tiled surround.

**BEDROOM 2** 12' 06" x 10' 08" (3.81m x 3.25m) Window to rear aspect, radiator, door to:

**ENSUITE** Window to rear aspect, heated towel rail, shower cubicle, hand wash basin with vanity surround and cupboard under, WC, spot lighting, part tiled surround, tiled flooring.

**BEDROOM 3** 11' 08" x 9' 11" (3.56m x 3.02m) Twin windows to front aspect, radiator, door to:

**OUTSIDE** Front - Landed front garden overlooking green space, block paved driveway leading to:

**GARAGE** Up and over door, light and power.

**REAR GARDEN** Landscaped south facing rear garden which is mostly laid to artificial lawn and extensive patio area, outside tap, outside light, outside power points, gated side access.





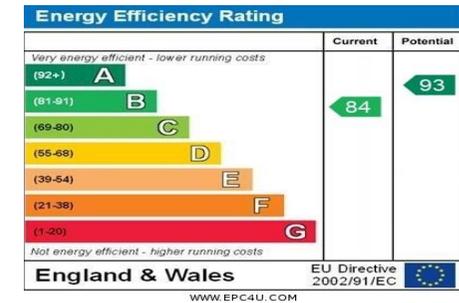
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metrox 12/2025

**LOCAL AUTHORITY**  
Winchester City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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