



THE MATHOM HOUSE

17 BEREWEEKE ROAD • WINCHESTER • HAMPSHIRE • SO22 6AJ





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A SUBSTANTIAL AND IMPRESSIVE PERIOD FAMILY HOUSE WHICH HAS
BEEN CAREFULLY RENOVATED

ACCOMMODATION

Entrance hall • Drawing room • Dining room • Sitting room/music room • Kitchen/living/dining room
Pantry • Utility room • Plant room

Master bedroom suite • Guest bedroom suite • 4 further double bedrooms • 2 bathrooms
Study • Dressing room • Games Room

Double garage • Garden and wood stores



Savills Winchester

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SITUATION

Bereweek Road is situated in a popular area of Winchester close to the city centre and the mainline station. The property is well located for easy access to the city's full range of amenities, shops, restaurants, public houses, cinema, leisure centre and theatre. Access can be gained to the M3 motorway at junctions 9 or 11, the M3 in turn provides connections to the A34 to the north and the M27 coastal motorway. This provides access to the New Forest and Southampton International Airport.

DESCRIPTION

The Mathom House is an exceptional detached Victorian house which has in recent years undergone a significant, but careful refurbishment. This comprehensive programme has now enhanced the existing period features and created excellent family spaces.

An impressive entrance hall provides access to all the reception rooms, which comprise of a principle drawing room which is well proportioned and bright with door out onto the garden a central open fireplace with a Chesneys of London fire surround. There is a further sitting room, with a open jet master fire place and an area ideal for use as a music room or play room area. From this sitting area, double doors lead into the dining room. The rear of the house was rebuilt in 2016 and provides a fantastic open plan living and dining space with a bespoke kitchen, designed and installed by Controlled Interiors. The wooden painted units provide plenty of storage and there are integrated appliances a central island provides a breakfast area and there is an electric 4 oven Aga, along with a separate hob and ovens. There is an attractive window seat which enjoys views onto the garden. There is space for a dining table along with a seating area and two sets of doors out onto the terrace.

Adjacent to this room is the walk in pantry and a separate utility/laundry room.

The first floor provides a master bedroom, with an adjacent dressing room and bathroom incorporating a bath, double sinks and walk in shower. A second suite has a dressing room and bathroom. There are two further double bedrooms and a bathroom on this floor.

The second floor offers flexible accommodation, which is currently used as two guest bedrooms, one with a dressing area, along with a family bathroom, a study and a games room.

TENURE

Freehold.



OUTSIDE

The house is approached through automatic gates and to the front of the house there is off street parking for several cars. There is a newly built, detached double garage. The garden has been completely redesigned by Ridpath Garden Designs and has been cleverly planted to provide interest and spaces for outside entertaining. There is access to the plant room to the rear of the house a wood store and garden stores.

SERVICES

All mains connections including gas/water/electricity/drainage

OUTGOINGS

Council Tax: Band H.

POSTCODE

SO22 6AJ

LOCAL AUTHORITY

Winchester City Council

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.

VIEWING

Strictly by appointment with Savills.



The Mathom House, 17 Bereweeke Road, Winchester SO22 6AJ

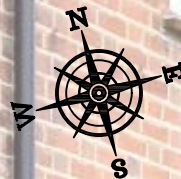
Gross internal area (approx)

Main House 485 sq m/5,220 sq ft

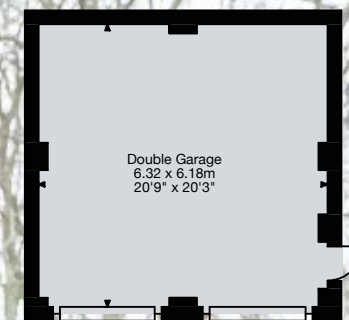
Outbuilding 2 sq m/22 sq ft

Garage 39 sq m/420 sq ft

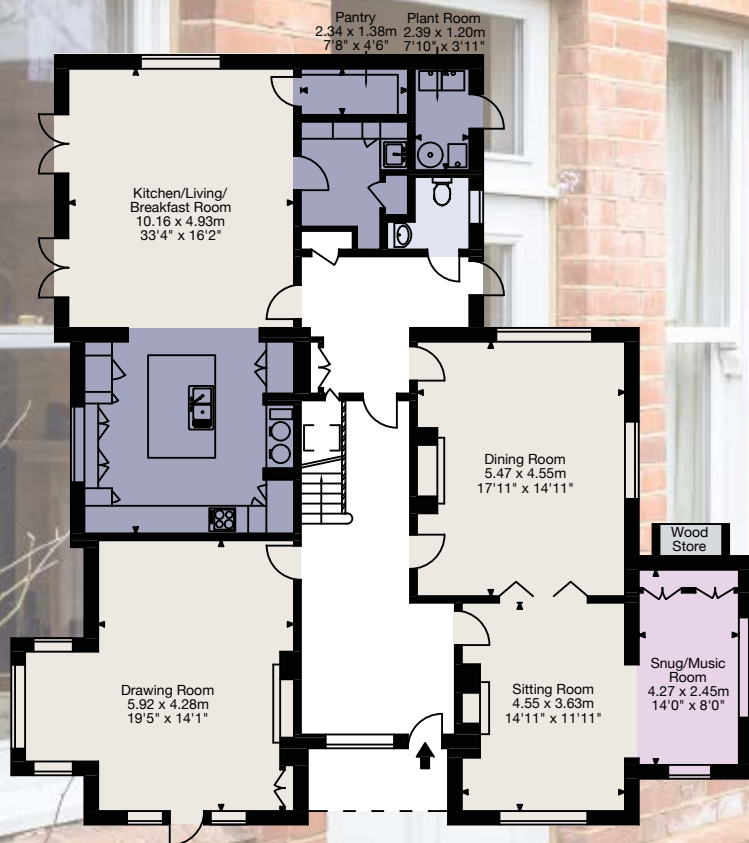
Total Area 526 sq m/5,662 sq ft



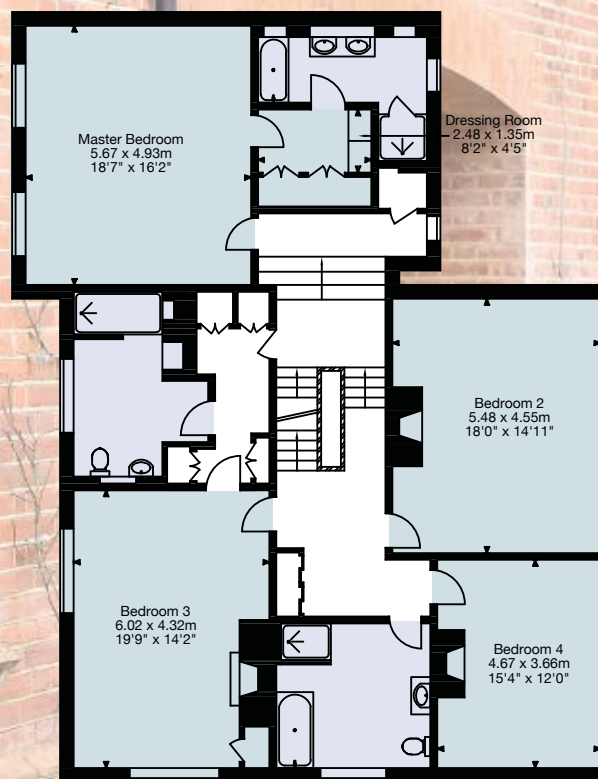
Outbuilding



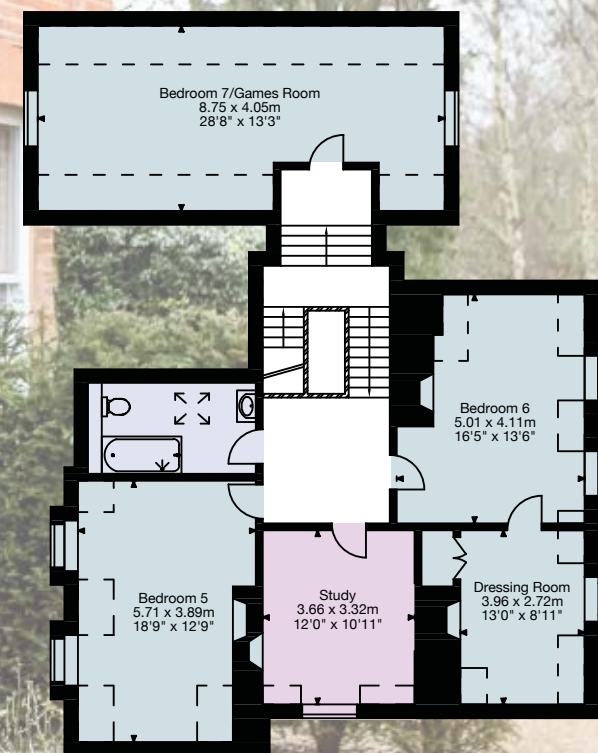
Garage



Ground Floor



First Floor



Second Floor

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