

**DYBLES**



## **37 Downs Road, South Wonston – SO21 3EW**

**£685,000 Freehold**

Stunning Four Bedroom Detached Chalet Bungalow Located in South Wonston  
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

# Downs Road, South Wonston, Winchester, SO21

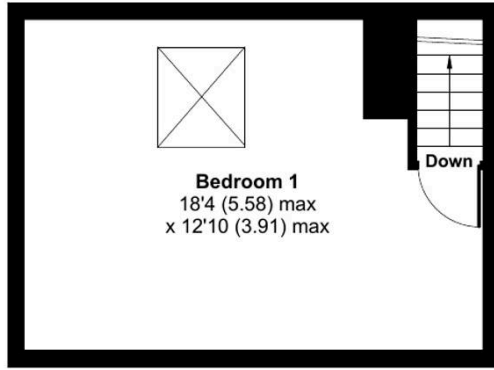
Approximate Area = 1677 sq ft / 155.7 sq m (excludes lean to)

Garage = 52 sq ft / 4.8 sq m

Outbuilding = 61 sq ft / 5.6 sq m

Total = 1790 sq ft / 166.1 sq m

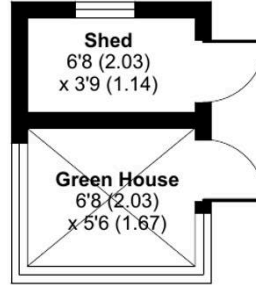
For identification only - Not to scale



**Bedroom 1**  
18'4 (5.58) max  
x 12'10 (3.91) max

Down

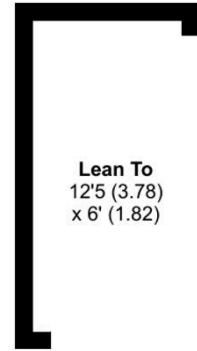
FIRST FLOOR



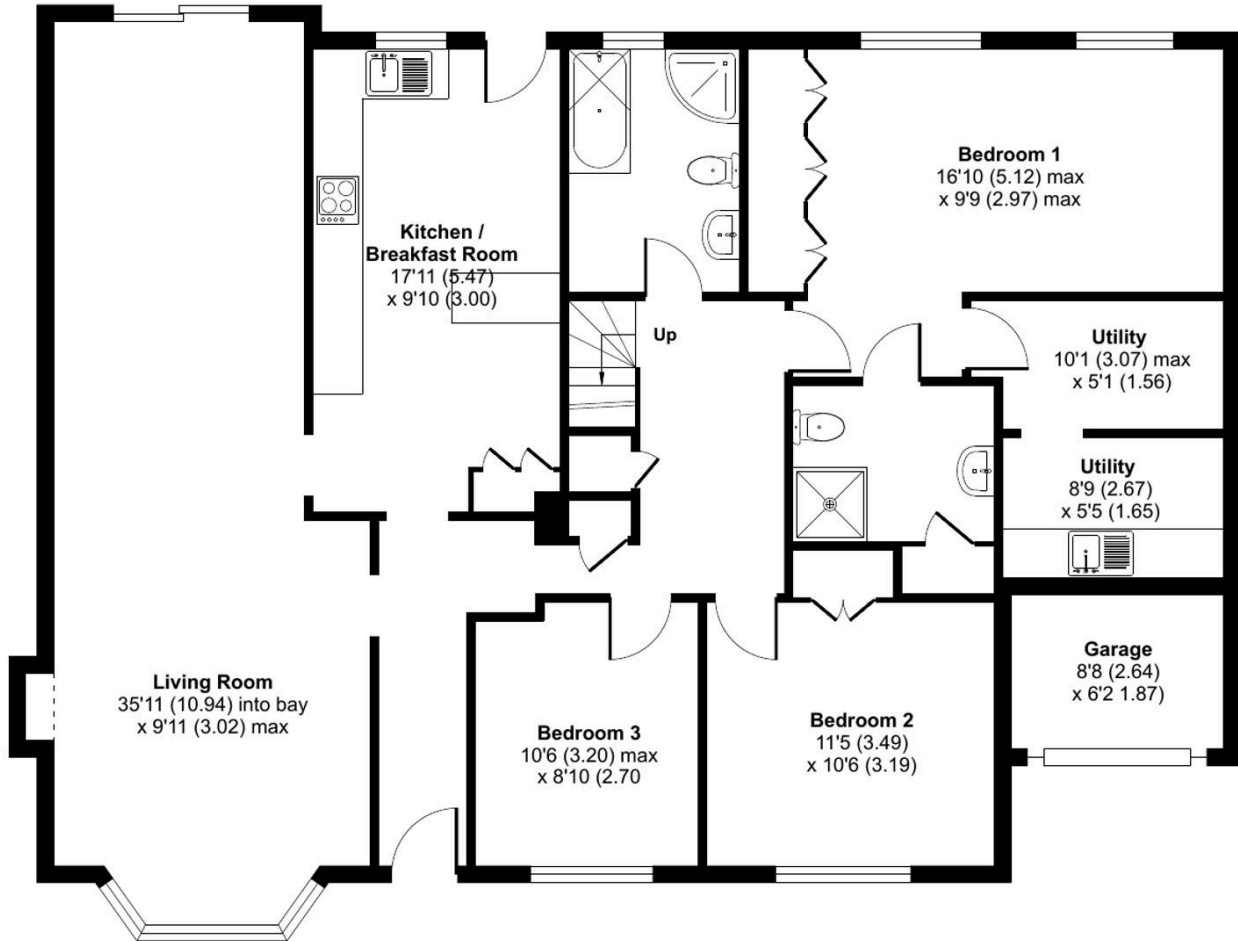
**Shed**  
6'8 (2.03)  
x 3'9 (1.14)

**Green House**  
6'8 (2.03)  
x 5'6 (1.67)

Outbuilding 1/ 2



**Lean To**  
12'5 (3.78)  
x 6' (1.82)



**Living Room**  
35'11 (10.94) into bay  
x 9'11 (3.02) max

**Kitchen /  
Breakfast Room**  
17'11 (5.47)  
x 9'10 (3.00)

Up

**Bedroom 1**  
16'10 (5.12) max  
x 9'9 (2.97) max

**Utility**  
10'1 (3.07) max  
x 5'1 (1.56)

**Utility**  
8'9 (2.67)  
x 5'5 (1.65)

**Bedroom 3**  
10'6 (3.20) max  
x 8'10 (2.70)

**Bedroom 2**  
11'5 (3.49)  
x 10'6 (3.19)

**Garage**  
8'8 (2.64)  
x 6'2 (1.87)

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Dybles. REF: 1343809