



North Walls, Winchester, Hampshire, SO23 8DP



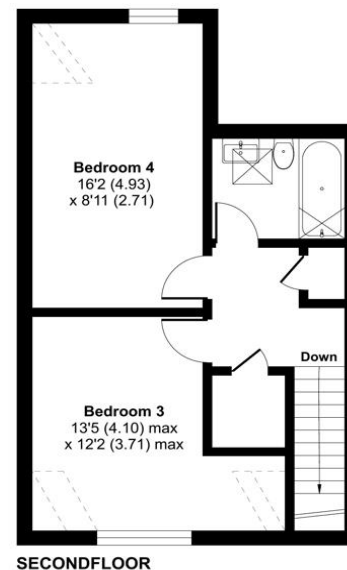
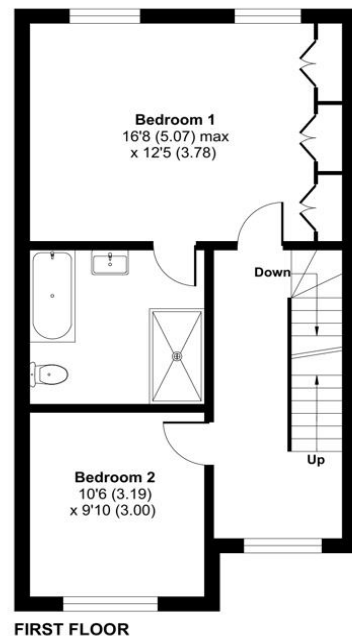
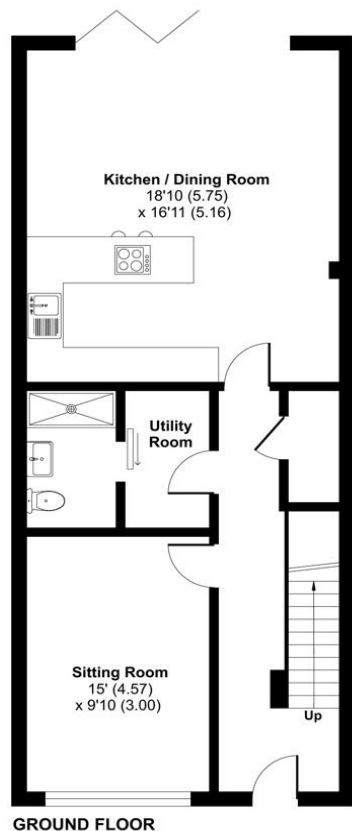
ACCOMMODATION

City centre living at its finest. This beautiful four-bedroom townhouse, with private parking to the rear is located in the heart of the city and is a short walk to the railway station. The well-proportioned accommodation spans across three floors, providing very versatile living. On the ground floor is a large welcoming entrance hallway, leading through to a formal separate sitting room and a stunning south-facing kitchen/diner, flooded with plenty of natural light, with a modern fitted Siematic kitchen with integrated appliances, a range of wall, base and drawer units and a breakfast bar, under floor heating as well as impressive bi-fold doors providing direct access onto the deck garden. A useful utility room and modern shower room completes the ground floor. The first and second floors continue to impress, with the four bedrooms spread across the two floors. The south-facing principal suite on the first floor, boasts an array of upgraded Neville Johnson wardrobes and a four-piece en-suite bathroom. The remaining three bedrooms are served by the family bathroom, with the second bedroom also benefitting from being south-facing.



Approximate Area = 1646 sq ft / 152.9 sq m
 Limited Use Area(s) = 23 sq ft / 2.1 sq m
 Total = 1669 sq ft / 155 sq m
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	91	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1116466



SITUATION

Conveniently set within the city centre and a short walk to the railway station. The Cathedral city of Winchester has a range of comprehensive facilities which include independent shops and boutiques, fine restaurants, contemporary bars and a thriving bi-monthly Farmers Market. The famous Cathedral and beautiful Water Meadows are within the city and there is network of footpaths and bridleways for walking and riding in the surrounding countryside in and around Shawford, Compton and Winchester. There are excellent connections to the M3, M27, A34, the South Coast and the New Forest. Southampton International Airport is 13 miles away. The area offers a choice of the country's finest private schools, including The Pilgrims' School, Twyford Preparatory School, Winchester College and St. Swithun's School.



SPECIFICATION

- Impressive four-bedroom townhouse
- Partial cathedral views
- Central location
- Flat walk into town
- Sitting room and stunning kitchen/diner
- Deck garden
- Off-street private parking to the rear
- NHBC guarantee until 11.09.2026
- Upgraded flooring throughout first floor, principal bedroom, living room and stairways

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: F

GUIDE PRICE

Asking Price £875,000

TENURE

Freehold

SERVICES

Mains Gas, Electricity, Water and Drainage

Agent Note: Service charges of £186.27 payable on a six-monthly basis.

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.