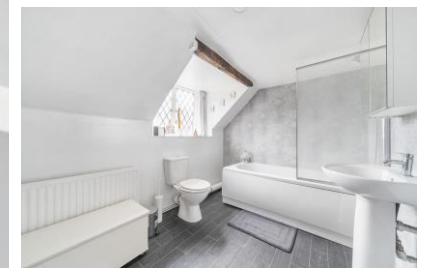




Water Lane Winchester, Hampshire, SO23 0ES

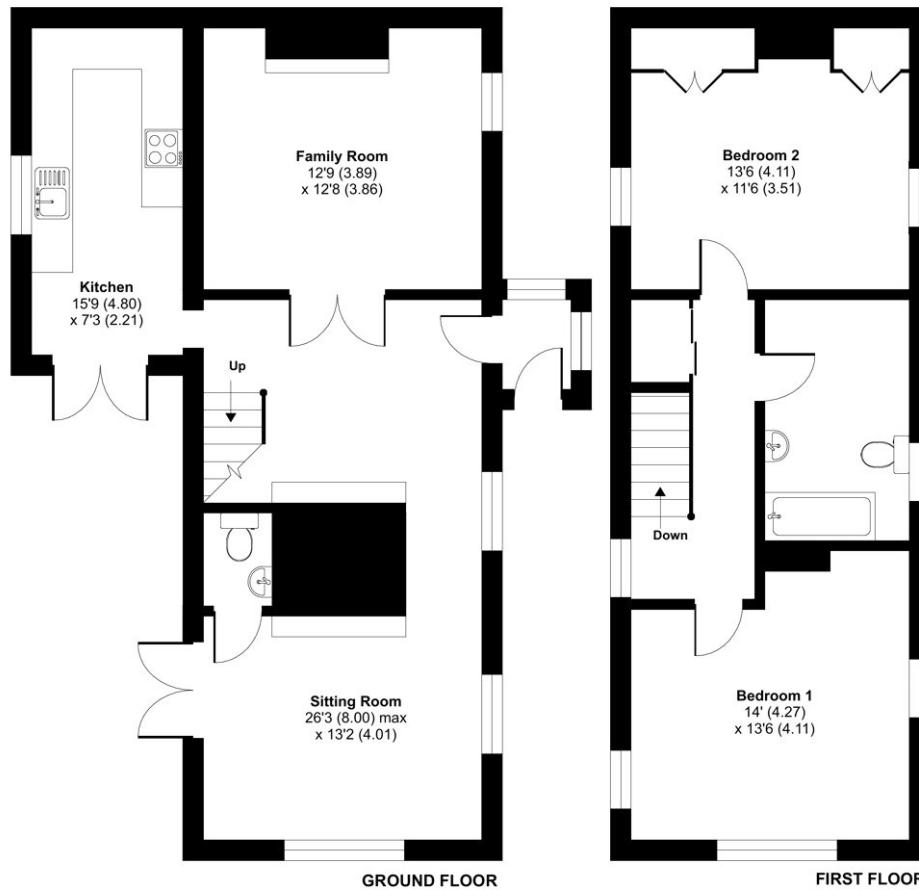


ACCOMMODATION

Period Grade II Listed cottage is just minutes from the High Street, tucked away in an elevated position in Water Lane fronting on to the River Itchen. The cottage is understood to date back to the mid-18th Century with a plethora of authentic character features throughout. The entrance door leads into the open plan reception hall/dining room which provides further access to the kitchen. A central feature of the ground floor is the fireplace which serves both sides of the ground floor reception space including the sitting room area which has a front aspect towards the river. There are two double bedrooms and a bathroom on the first floor; the principal bedroom has a stunning front aspect towards the river whilst the second bedroom has generous built-in storage. Most of the garden is to the front with a lawn and mature shrubs and trees.

Approximate Area = 1212 sq ft / 112.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1049688



SITUATION

Conveniently located at the edge of the city centre, the house is within walking distance to the beautiful water meadows, River Itchen, St Catherine's Hill and Winchester Cathedral. Winchester is full of history and offers a fine array of boutiques, restaurants, bars and traditional inns. Communications are excellent with the railway station, A34, M3 and M27 within easy reach.



SPECIFICATION

- Period Grade II listed cottage
- Two double bedrooms
- Kitchen
- Large triple use reception space separated by a central feature fire place
- Excellent front garden and separate
- Courtyard garden
- Riverside location, yet in an elevated position

LOCAL AUTHORITY

Winchester City Council
Council Tax Band E

GUIDE PRICE

Guide Price £599,950

TENURE

Freehold