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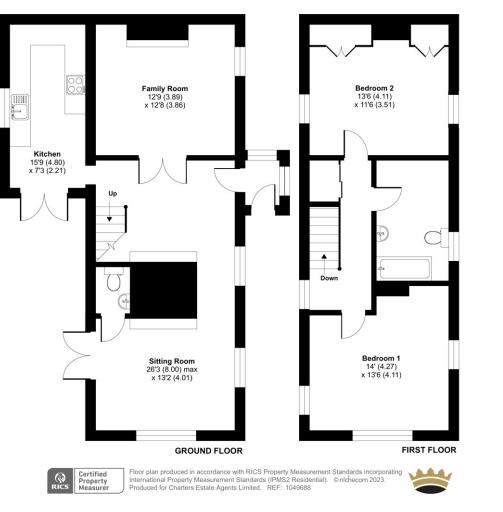
Water Lane Winchester, Hampshire, SO23 0ES



## 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







## 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

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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