



Chesil Street, Winchester, Hampshire, SO23 0HU





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This unique and characterful house is conveniently set within the heart of Winchester city, only a short walk from the thriving town centre and the main line railways station.



- Character house in central Winchester • Grade II Listed • Four bedrooms • Bathroom and shower room
- Garden approx. 140ft in length • Swimming pool and summer house • Garden room and studio
- Walking distance to the High Street • Close to the new leisure centre

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ACCOMMODATION

Dating back to approximately 1460, this Grade II listed property was, we understand, once occupied by the chief stone mason of Winchester Cathedral. Occupying an enviable central position within the city, this charming home offers a unique blend of character-infused living accommodation and a large, stunning terraced rear garden with excellent views and a concealed heated pool. The internal accommodation is surprisingly spacious and provides accommodation of almost 2300sqft. The layout currently offers a cosy sitting room to the front of house which in turns leads you through to the extended open-plan kitchen/dining room with an Aga cooker, skylights and charming French doors leading out to the garden. Laid out perfectly to include an office if required, the room also provides excellent storage and utility area and a ground floor shower room leading off. There is also a separate drawing room, again filled with character, exposed beams and a dramatic fireplace. A spiral staircase leads to the first floor which houses three double bedrooms and one single and a well-appointed family bathroom with wood flooring and a roll top bath. There is also further space with an attic room providing excellent storage. Externally, the garden measures approximately 140ft in length and provides separate areas including a pool and summer house towards the top of the garden which is extremely private considering the property is centrally located. Parking permit is available.



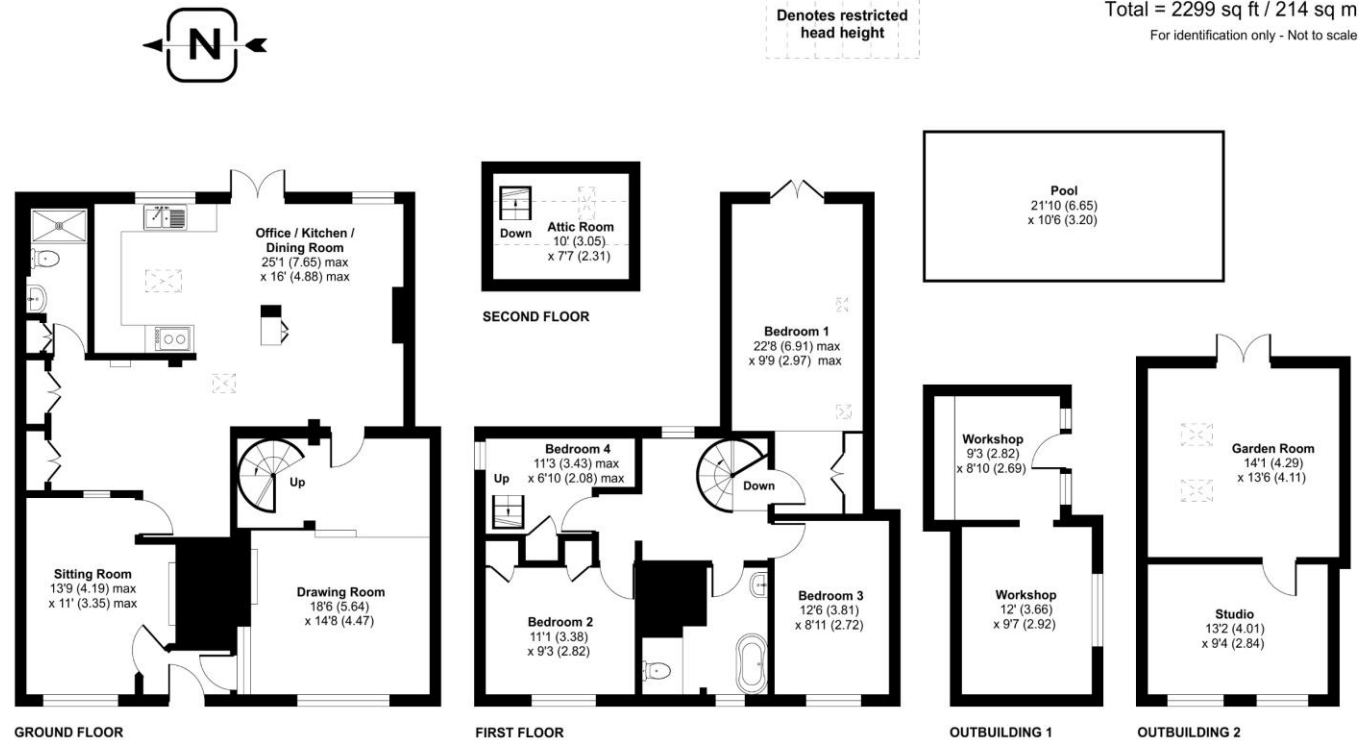
SITUATION

A desirable location and a perfectly situated property, a convenient short walk to the bustling high street and wealth of city amenities and to the mainline railway station (express links to London Waterloo within the hour). This bustling city seamlessly combines grand old architecture with 21st Century art, sculpture and world-class attractions which includes the magnificent cathedral. The historic city of Winchester offers many unique shops, boutiques, cinema, sports facilities, restaurants, traditional inns, bars and the renowned Theatre Royal. Winchester boasts some of the best schools in the county and is home to Winchester University and Winchester College - the oldest public school in the United Kingdom. All this is within easy reach of London, a choice of international airports and the beaches of the south coast, as well as the natural beauty of the New Forest and the rolling countryside of the South Downs National Park. There are plenty of local scenic walks, such as the Water Meadows and St Catherine's Hill. And of course, if you love golf, one of the best courses in the county is on your doorstep. There is also a comprehensive bus service within the city and the surrounding areas. The area also offers a selection of first class schooling for all ages and further convenient commuter links with the M3, A34 and M27 network.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Area = 1734 sq ft / 161 sq m
 Limited Use Area(s) = 45 sq ft / 4 sq m
 Outbuilding = 520 sq ft / 48 sq m
 Total = 2299 sq ft / 214 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 2022. Produced for Charters Estate Agents Limited. REF: 911456





LOCAL AUTHORITY & SCHOOL CATCHMENTS

Winchester City Council
Council Tax Band E

GUIDE PRICE

Asking Price £1,195,000

TENURE

Freehold