



North View, Winchester, Hampshire, SO22 5EH

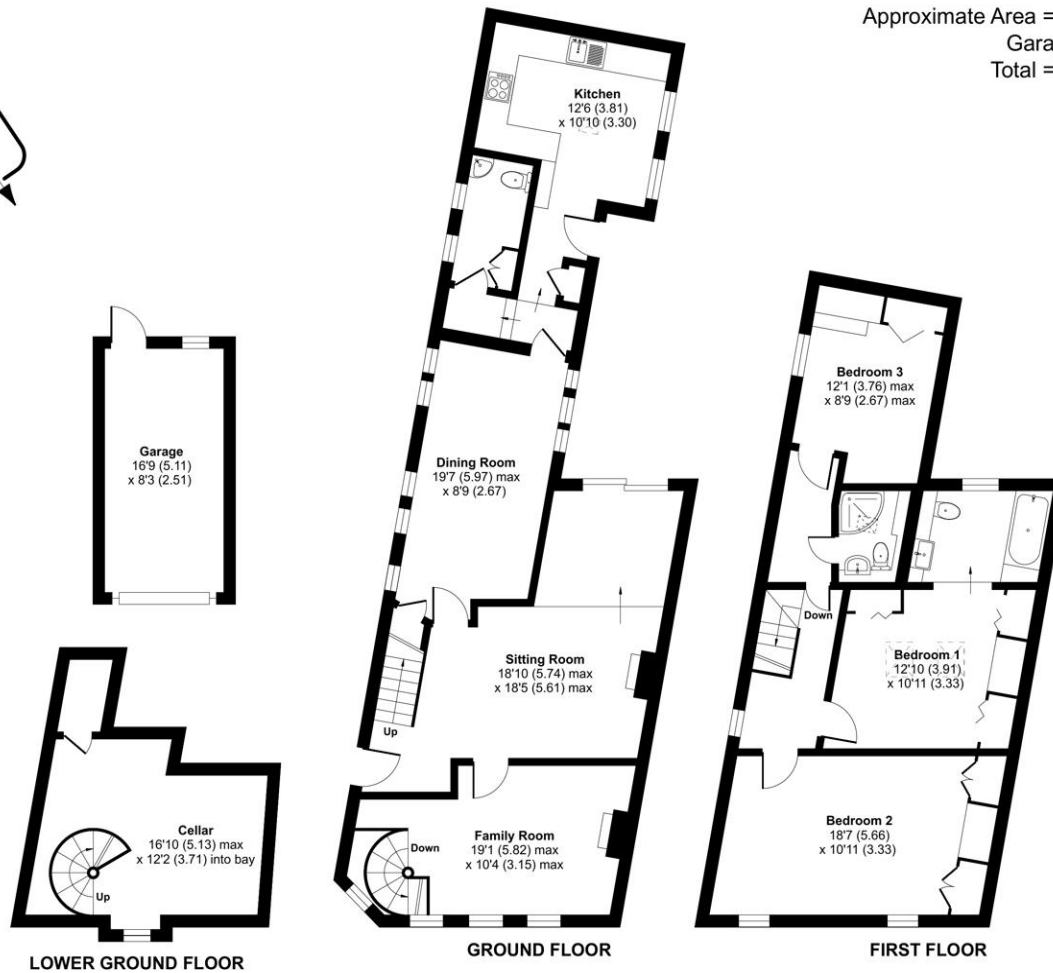


ACCOMMODATION

This impressive building was originally constructed in the 19th century and became a public house serving the local parish of St Paul's, Winchester. First known as the Woolpack Inn, as sheep grazed on nearby Orams Arbour, it then became The Volunteer Inn and continued trading until around 1970. The property was later converted into a residential property and now offers over 1800sq ft of accommodation across three floors. Externally, the property also benefits from a garage and a parking space along with permit parking. Internally this charming home provides spacious reception rooms and is currently laid out with a formal sitting room to the front of the property located in the original pub section of the property, a middle spacious sitting room, further dining room, cloakroom and fitted kitchen to the rear leading out onto the garden. There is also a spiral staircase which takes you down to the cellar which is a great flexible space. The first floor provides three bedrooms with the principal bedroom benefitting from a comfortable en-suite bathroom. There is also a further shower room servicing the further two bedrooms. Externally to the rear is a city garden which is mainly laid to lawn with period paths surrounding and mature borders. The detached garage has rear access and a parking space is found adjacent to this.



Approximate Area = 1757 sq ft / 163.2 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 1897 sq ft / 176.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



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: 1084516



SITUATION

Fulford is one of Winchester's most popular areas; it is close to the railway station and a short walk to the city centre. There is a range of shops, fine restaurants and contemporary bars in Winchester as well as the famous Cathedral and beautiful Water Meadows. Connections are excellent as the railway station, M3, A31, A34 and M27 are within easy reach. The train station is within a short walk and provides an excellent rail service to London (one hour) and Southampton (20 mins).



SPECIFICATION

- Garage and parking to the rear
- Excellent central position
- Over 1800sq ft
- Spread over three floors
- Built in circa 1840
- Charm and period features throughout

LOCAL AUTHORITY

Winchester City Council
Council Tax Band F

GUIDE PRICE £880,000

TENURE

Freehold