

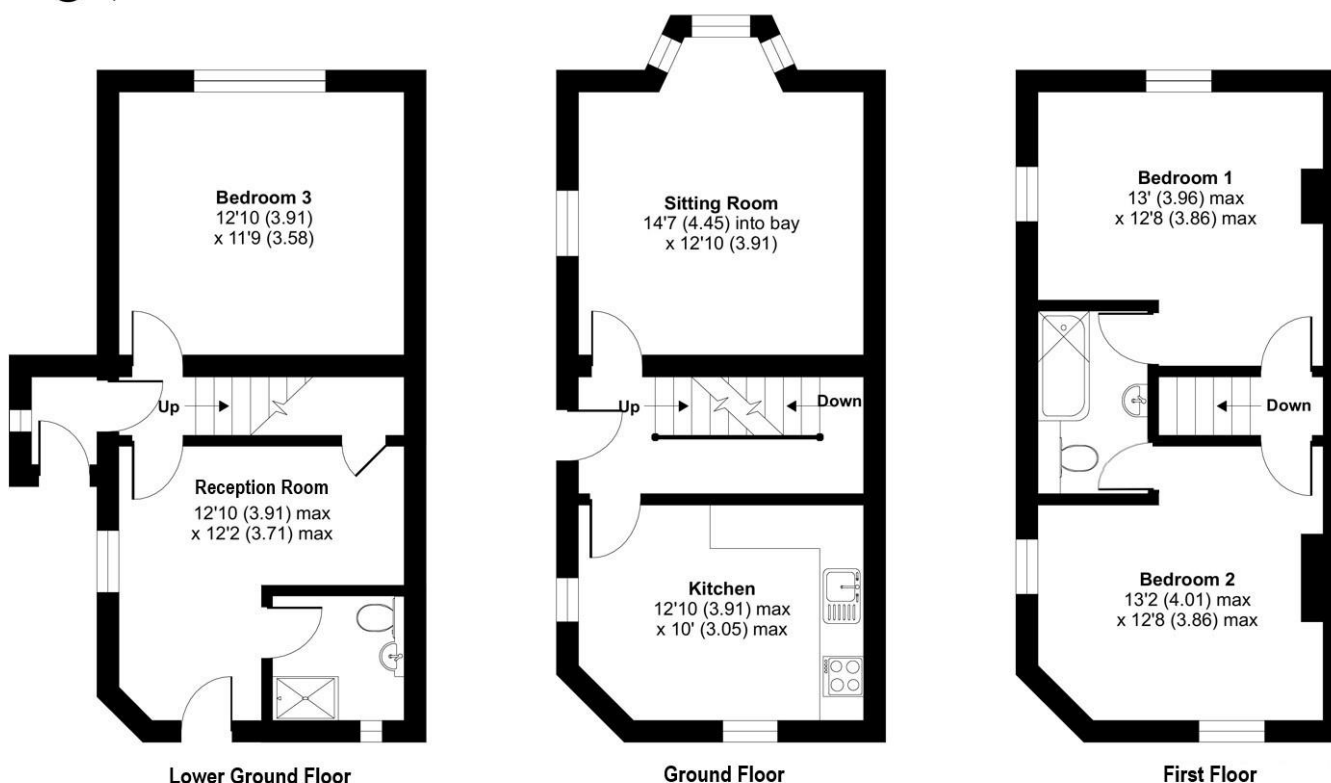
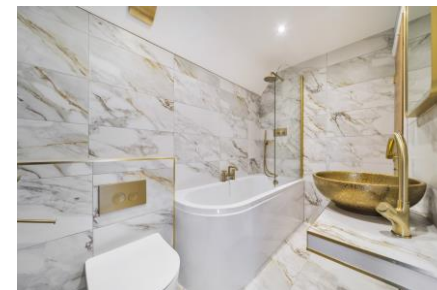
ACCOMMODATION

Exceptional townhouse located just off the high street and walking distance to the station, this three-bedroom property has undergone major refurbishment and is now presented to an excellent standard both internally and externally. The layout provides flexible accommodation approaching almost 1150sqft over three floors. Upon entering the property, the ground floor provides a bright sitting room with a beautiful feature bay window and a well-planned and fitted kitchen with high end work surfaces, ample wall base and drawer units and integrated appliances. Upstairs, the first floor has two good sized double bedrooms both served by a stunning Jack and Jill family bathroom. Down on the lower ground floor is a further double bedroom a reception room and a high-end shower room. The property can be accessed either via the ground floor or the lower ground floor. Externally there is a small courtyard garden with rear pedestrian access.



Approximate Area = 1136 sq ft / 105.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(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 2023. Produced for Charters Estate Agents Limited. REF: 944510



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

SITUATION

Conveniently set within the city centre and within walking distance to the railway station (London-Waterloo 1 hour). The splendid and historical cathedral city of Winchester delights with much character and diverse architecture, whilst successfully delivering a modern cosmopolitan feel concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding educational establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.



SPECIFICATION

- Fully refurbished family home
- No forward chain
- Finished to an excellent standard throughout
- Flexible accommodation over three floors
- Courtyard style garden
- Walking distance to the railway station and city centre

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

GUIDE PRICE £595,000

TENURE

Freehold