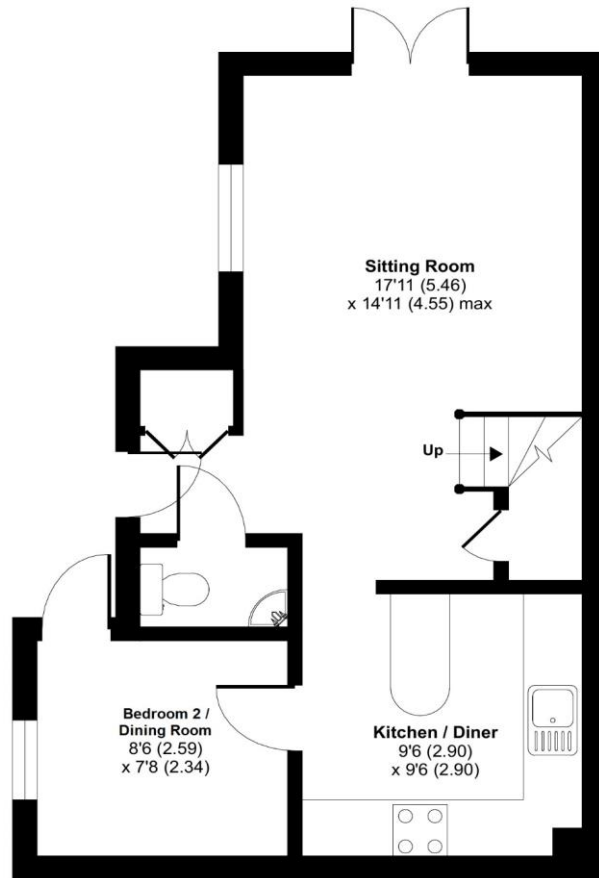




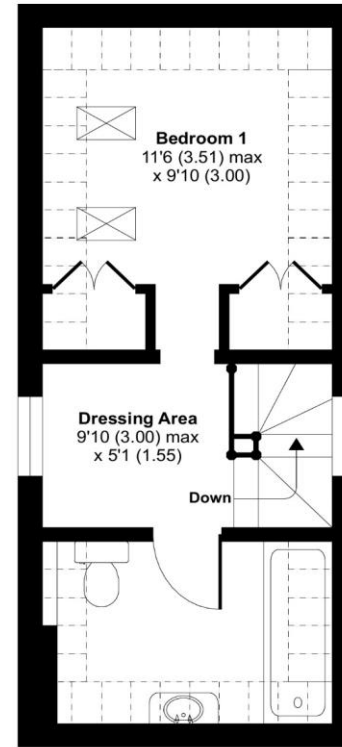


## ACCOMMODATION

The Old Dairy is a versatile two-bedroom detached character cottage offering a captivating blend of historic charm and contemporary living. Located in a highly sought-after area of Winchester just off the M3, and within walking distance of the High Street, it is an ideal haven for those seeking both convenience and tranquillity. This stunning versatile property benefits from a double bedroom on the first floor and a flexible second reception room on the ground floor - perfect for a guest bedroom, dining room, or home office. Entering the property via the cobbled entrance, the home offers a comfortable and inviting atmosphere, with underfloor heating and solid oak floors on the ground floor, powered by a Worcester Bosch combi boiler and Hive heating system (installed in 2022). The living space is accentuated further by dramatic vaulted ceilings and exposed beams, adding to its unique character. The bespoke kitchen is equipped with an integrated Bosch induction hob and oven, while the open-plan kitchen/diner/lounge provides an ideal space for entertaining, with French doors leading out onto the garden. Moving upstairs, the first floor features wood flooring throughout and hosts the principal bedroom with built-in wardrobes and a separate dressing room area. The bathroom, also located on this floor, features sunlight tunnels, a large bath with storage, and a heated towel rail, providing a luxurious and relaxing bathing experience. Externally, the property benefits from on-road parking permits, whilst double gates provide easy access for pedestrians, bikes, and motorcycles. The private and secluded sunny garden is perfect for alfresco dining or simply soaking up the sunshine. Don't miss this rare chance to own a unique and charming detached character property in the heart of Winchester.



**GROUND FLOOR**



**FIRST FLOOR**

Approximate Area = 572 sq ft / 53.1 sq m  
 Limited Use Area(s) = 76 sq ft / 7 sq m  
 Total = 648 sq ft / 60.2 sq m  
 For identification only - Not to scale

Denotes restricted head height



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         | 87        |
| (69-80)                                     | C | 70                      |           |
| (55-68)                                     | D |                         |           |
| (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: 959706



## SITUATION

The Old Dairy enjoys a prime location within walking distance of Winchester's High Street, a leisure centre, and scenic spots like St Catherine's Hill and St Giles Hill. Additionally, its proximity to the South Downs National Park provides ample opportunities for outdoor activities. For commuters, Winchester railway station and National Express stops provide convenient transportation links. The M3, A31, A34, and M27 are also within easy reach, ensuring excellent connectivity to London, Heathrow, and the south coast.



**SPECIFICATION**

- Detached house
- Private secluded garden
- Popular central location
- Two bedrooms
- Very flexible layout
- Excellent finish

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band D

**PRICE**

Offers in Excess of £500,000

**TENURE**

Freehold