

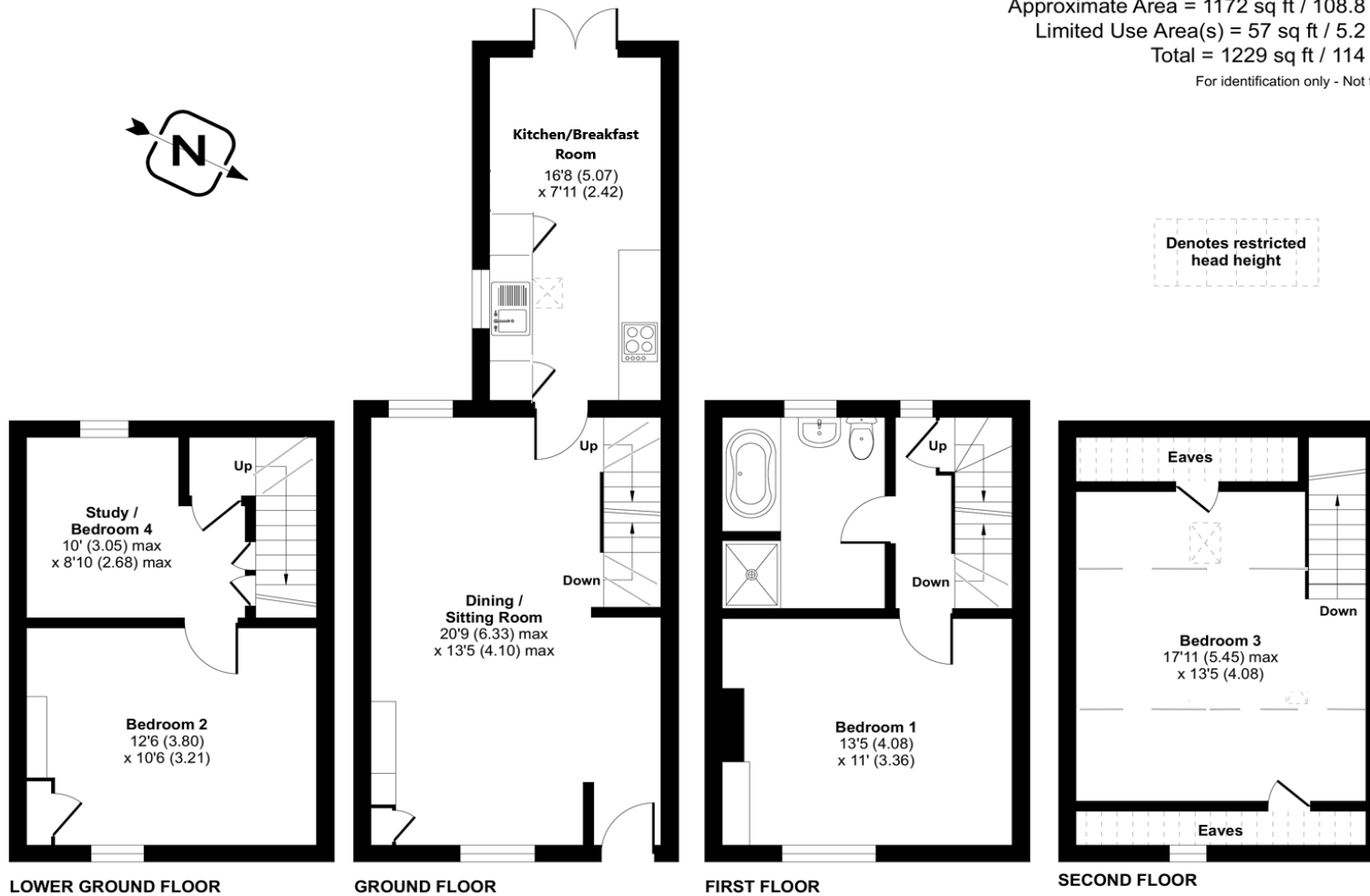




ACCOMMODATION

This remarkable Victorian cottage is ideally situated in a highly sought-after location, just moments from the vibrant High Street, the mainline railway station, and renowned historic landmarks, including The Great Hall. The property is a spacious and flexible living accommodation, with over 1200sq ft of well-proportioned space. Upon entering the ground floor, you are welcomed by a stylish open-plan lounge/diner, featuring a charming wood burner as the focal point. The kitchen/breakfast room, located at the rear of the house, is a light-filled space with a vaulted ceiling and sky light, allowing an abundance of natural light to flood the room. From here, you can step directly into the beautifully landscaped rear garden which also benefits from rear side access. The lower ground floor offers a versatile and generously sized area, currently arranged as a third bedroom and a study. The first and second floors accommodate two comfortable bedrooms, with a well-appointed family bathroom situated on the first floor. Externally, the private garden has been expertly landscaped, providing a serene and inviting outdoor space with a terrace, ideal for al-fresco dining and relaxation.

Approximate Area = 1172 sq ft / 108.8 sq m
 Limited Use Area(s) = 57 sq ft / 5.2 sq m
 Total = 1229 sq ft / 114 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	55	
(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.

SITUATION

Well-positioned just outside the heart of Winchester city centre and on one of Winchester's most prominent roads, it is only a short walk from the main line railway station. Winchester is steeped in history, particularly around the Cathedral and College. The thriving city centre has an interesting range of shops, restaurants and cultural amenities including a theatre, cinema and sports centre. Connections are excellent as the railway station, A34, M3 and M27 are within easy reach

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1264997



SPECIFICATION

- Central location
- Over 1200sqft
- Walking distance to the High Street
- Enclosed private garden
- Walking distance to the train station
- Permit parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

ASKING PRICE £650,000

TENURE

Freehold