



Cathedral View, Winchester, Hampshire, SO23 0PR



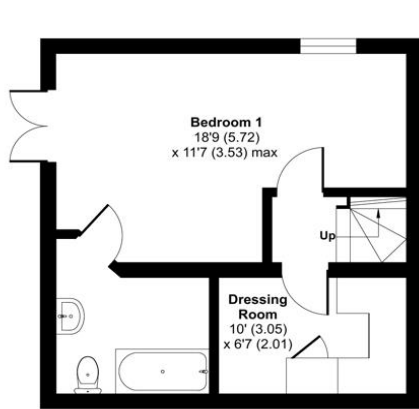


## ACCOMMODATION

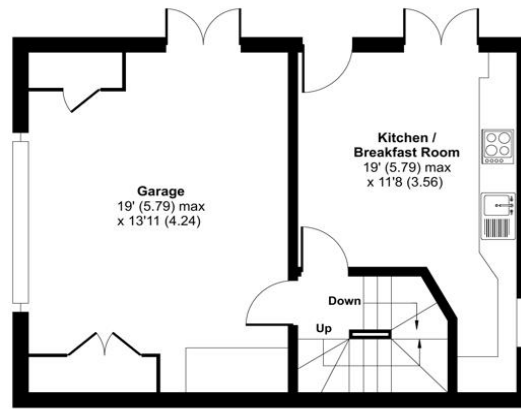
Superb detached home found in Highcliffe, Winchester with its own garage, off road parking, far reaching views towards St Catherines Hill and the benefit of no forward chain. Sit in an elevated position just a short walk from the thriving city centre this impressive property enjoys a bright and airy kitchen/breakfast room which has double doors out onto a private terrace. The internal garage can be accessed on this level, this is an excellent size with a roller door allowing street access for a vehicle. This also has ample room for a utility area. A spiral staircase provides access to the upper and lower levels with the main bedroom suite located on the lower ground floor, which has an en-suite bathroom and large dressing room. This room also enjoys access to the lower garden terrace. Two further bedrooms and a spacious sitting room are found on the second floor. The sitting room benefits from a pleasing double aspect and splendid elevated views towards St. Catherines Hill. From the hallway access is provided to a fantastic loft area which stretches the full length of the property, this could be which could be used as an occasional study or play room. Outside, the property features two courtyards, one of which has double gates and a dropped kerb for flexible parking or garden space. This delightful property is offered with no forward chain.



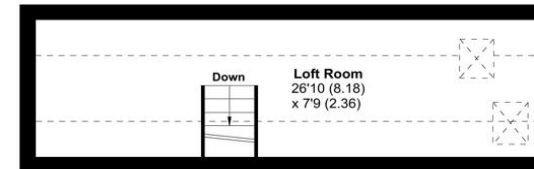
Approximate Area = 1131 sq ft / 105 sq m  
 Limited Use Area(s) = 81 sq ft / 7.5 sq m  
 Garage = 263 sq ft / 24.4 sq m  
 Total = 1475 sq ft / 137 sq m  
 For identification only - Not to scale



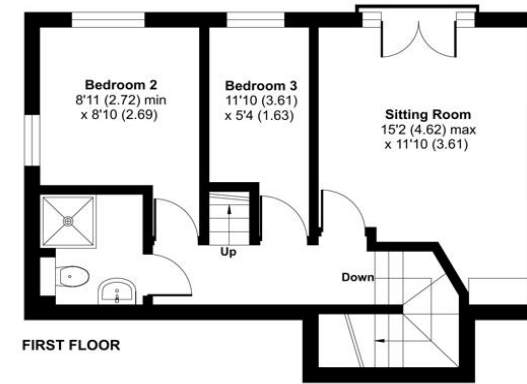
LOWER GROUND FLOOR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	80
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 2024. Produced for Charters Estate Agents Limited. REF: 1097556



## SITUATION

A desirable location and a perfectly situated property, allowing for either a short walk to the mainline railway station (express links to London Waterloo within the hour) or equally a convenient short walk to the bustling High Street and wealth of city amenities with a selection of bespoke and mainstream shopping, leisure and entertainment facilities, including the renowned Theatre Royal and the beautiful Water Meadows. Winchester railway station (1.25 miles) provides superb links to London (1 hour) and Southampton (20 mins). Road connections are excellent as the M3, A31, A34 and M27 are all within easy reach. 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.





### **SPECIFICATION**

- Impressive detached three-bedroom family home
- Garage and off-road parking
- Stunning views
- No forward chain
- Close proximity to the city centre
- Kitchen/breakfast room
- Private terrace
- Spacious sitting room
- Principal bedroom with en-suite and dressing room
- Family shower room
- Fantastic loft room
- Courtyard space

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: D

### **GUIDE PRICE**

Guide Price £650,000

### **TENURE**

Freehold