



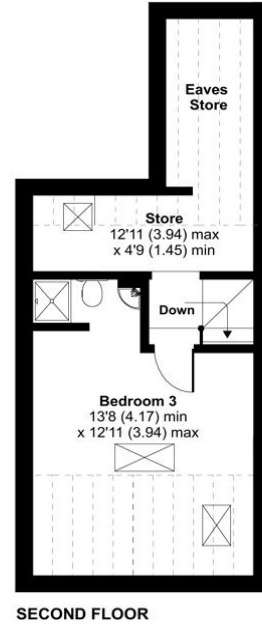
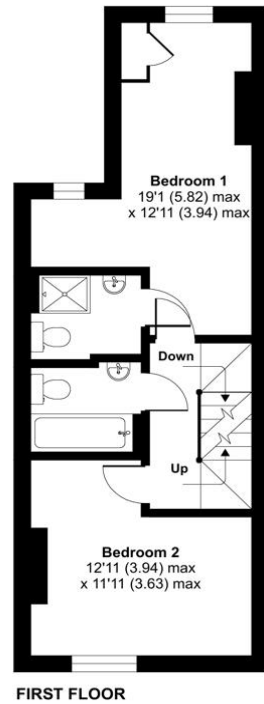
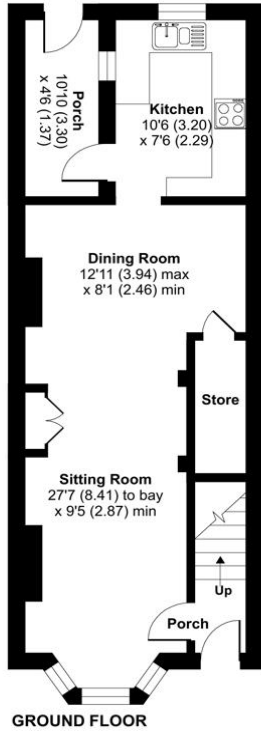


ACCOMMODATION

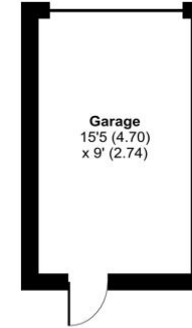
Splendid period home enjoying glimpses of Winchester Cathedral (from the top floor), offering a range of accommodation over three floors with scope to extend and improve subject to the usual consents. The ground floor enjoys an entrance hall which in turn leads through into an open plan sitting room and dining room. A doorway leads through to the kitchen, this enjoys a rear aspect and is fitted with a range of base and eye level units. A utility room is then found to the side. On the first floor there are two generous bedrooms, one featuring an en-suite, and a large bathroom. The second floor is home to a further bedroom with an en-suite. Outside a shallow courtyard lies to the front with a tiled path approaching the front door. The garden is remarkably private garden which has been cleverly designed for low maintenance and has direct access to the single garage. Access is limited to the front of the garage; therefore, this would make the ideal space for a motorcycle, bicycle and general storage.



Approximate Area = 1302 sq ft / 120.9 sq m (includes garage)
 Limited Use Area(s) = 161 sq ft / 14.9 sq m
 Total = 1463 sq ft / 135.9 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		85
(69-80)	C		
(55-68)	D	64	
(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). © nche.com 2024. Produced for Charters Estate Agents Limited. REF: 1087362



SITUATION

The property is situated just a few moments from Chesil Street and the city centre. The historic city of Winchester offers an extensive 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.



SPECIFICATION

- Ideally positioned period home
- Partial views of Winchester Cathedral
- Sitting/dining room
- Kitchen and utility area
- Principal bedroom with en-suite
- Second bedroom enjoying en-suite
- Family bathroom
- Private rear garden
- Garage/storage (not suitable for a car)

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

GUIDE PRICE

Guide Price £580,000

TENURE

Freehold