

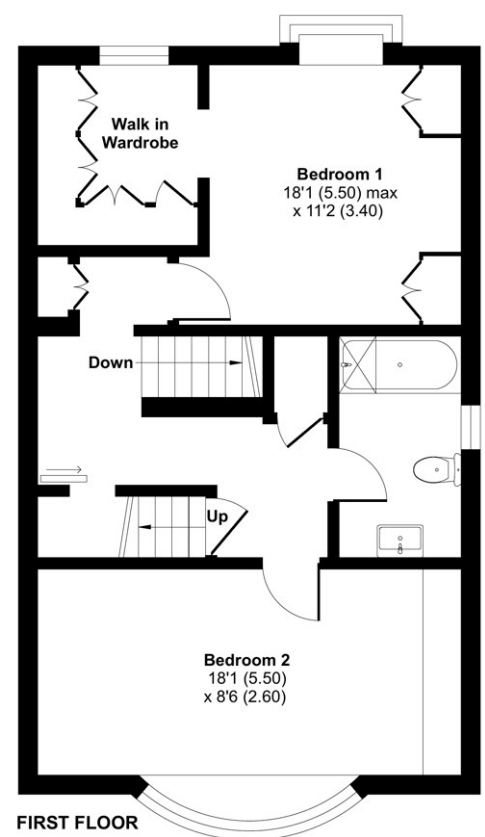
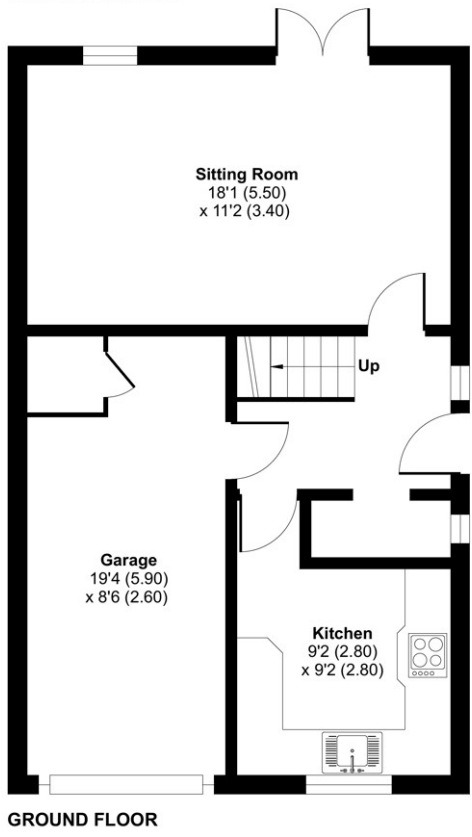




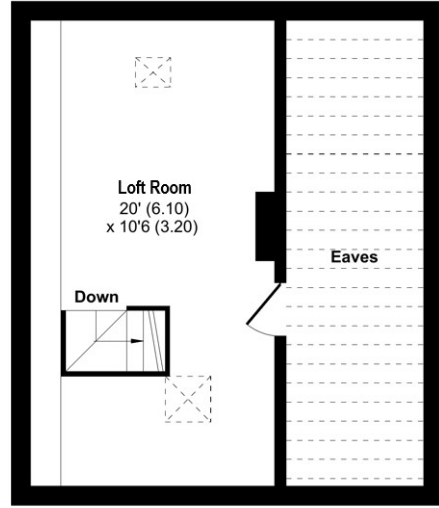
ACCOMMODATION

A much-loved home, positioned along one of Winchester's most exclusive roads and within under 10 minutes' walk through the cathedral grounds to the historic city centre and just under a 15-minute walk to the train station. This superb semi-detached home offers deceptively spacious accommodation across three floors. The ground floor comprises a full width, rear aspect sitting room with French doors out onto the private courtyard. This space boasts wooden parquet flooring and a charming feature fireplace. The separate kitchen is located to the front which has a range of base and eye level units. An integral garage completes the ground floor, providing secure off-road parking, and additional storage space. The first floor is home to two generous double bedrooms, with bedroom one enjoying the luxury of a dressing room, originally the third bedroom of the home, fitted with bespoke built in wardrobes. Both bedrooms are serviced by a modern family bathroom. Ascending to the second floor, there is a spacious and versatile loft room. Ideal as a home office or a third bedroom, this space has access to eaves storage and had views overlooking the cathedral. The rear garden is wonderfully private and has been cleverly designed for low maintenance, in a courtyard style with a large patio, surrounded by lush mature borders. The property also benefits from side access.

Denotes restricted head height



Approximate Area = 1163 sq ft / 108 sq m
 Limited Use Area(s) = 128 sq ft / 11.8 sq m
 Garage = 160 sq ft / 14.8 sq m
 Total = 1451 sq ft / 134.6 sq m
 For identification only - Not to scale



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: 1109982



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(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	

SITUATION

The property is situated close to central Winchester and conveniently positioned for access to the station and other Cathedral Roads. There are a number of renowned public houses, including The Wykeham Arms, and boutique bars/restaurants within a short distance in the City centre. Winchester has an eclectic mix of leisure and retail facilities to suit the many demands of the discerning purchaser. The railway station provides superb links to London and Southampton.



SPECIFICATION

- Sought after city centre location
- Sitting/Dining Room
- Fitted kitchen
- Modern three-piece bathroom
- Private Rear Garden
- Integral garage

LOCAL AUTHORITY

Winchester City Council
Council Tax Band E

GUIDE PRICE

Guide Price £950,000

TENURE

Freehold