



Colebrook Street, Winchester, Hampshire, SO23 9LH



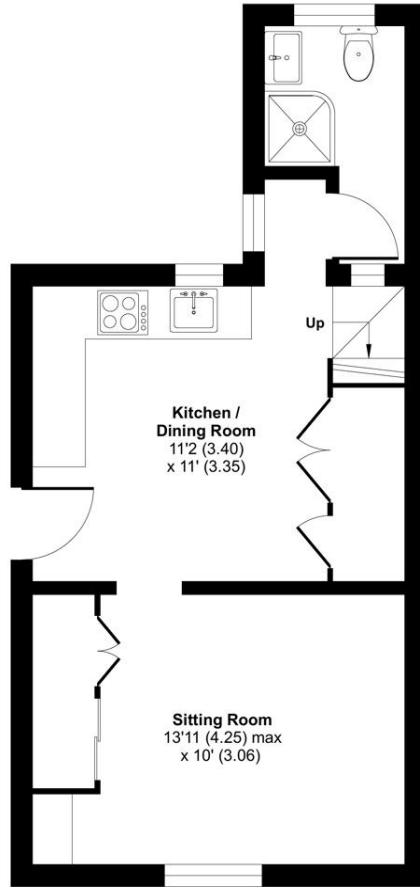
ACCOMMODATION

Nestled just moments away from Winchester Cathedral and the bustling High Street, this enchanting cottage exudes character and charm. Lovingly renovated and restored by its current owners, this delightful two-bedroom home presents an opportunity for further development with the potential to convert the loft space, subject to the necessary consents. Step inside to discover a welcoming kitchen/dining area adorned with shaker-style cabinetry, integrated appliances, and a charming butler sink. Ample understairs storage adds practicality to the space. The family bathroom, recently refitted, lies conveniently at the rear of the kitchen. At the front of the cottage awaits a cosy sitting room boasting a sash window and bespoke storage, providing a perfect retreat. Ascend the stairs to the first floor, where two generously sized bedrooms await. The front bedroom boasts original wooden flooring and a feature fireplace, exuding character, while the back bedroom offers built-in wardrobes for added convenience. Outside, a delightful walled garden wraps around two sides of the property, accessible from both the kitchen and a side gate, offering a tranquil outdoor escape in the heart of the city centre.

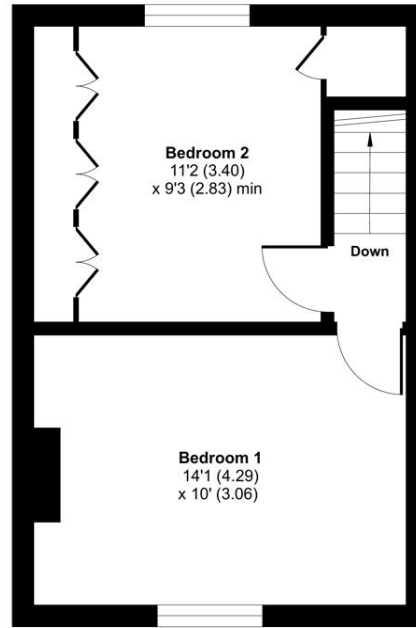


Approximate Area = 651 sq ft / 60.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1108326



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	

SITUATION

Conveniently set within the city centre and a short walk to the railway station. There is a range of shops, fine restaurants and contemporary bars in Winchester as well as the famous Cathedral and beautiful Water Meadows. The surrounding countryside has a network of footpaths and bridleways for walking and riding. Connections are excellent as the railway station, M3, A31, A34 and M27 are within easy reach.



SPECIFICATION

- Located in the heart of the city.
- Kitchen/Dining Room
- Sitting Room
- Bathroom
- Two Bedrooms
- Garden
- Permit Parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

GUIDE PRICE

£588,000

TENURE

Freehold