







Peninsula Square, Winchester, Hampshire, SO23 8GJ

A stunning townhouse which offers in excess of 2,000 sq. ft. of well-proportioned and beautifully presented accommodation arranged over three floors, displaying an abundance of natural light throughout from the large sash windows.



- Elegant town house in a highly-desirable location
- Easy access to the mainline railway station and High Street • Four bedrooms
 - Luxury en-suite shower room to the principal bedroom
- Two further bathrooms and guest cloakroom • Stunning kitchen/dining room with separate utility room
 - Formal dining room/snug • Beautiful sitting room with feature fireplace and large sash windows
 - Private landscaped rear garden • Well-maintained communal grounds
 - Allocated parking and additional visitors parking



ACCOMMODATION

An elegant townhouse in the heart of Winchester city centre, which offers in excess of 2,000 sq. ft. of well-proportioned and beautifully presented accommodation arranged over three floors and displaying an abundance of superb natural light throughout from the large sash windows. The main entrance to this highly desirable location is found from the southerly end of Peninsula Square, conveniently placed for access to the High Street and mainline railway station. The generous reception hallway on the ground floor leads to a spacious room, which could be utilised as a formal dining room, a snug or study. The impressive kitchen/dining room has a sleek range of extensive wall and base units with integrated appliances and a door which opens to the rear garden. The kitchen is further complemented by a separate utility room and a guest cloakroom. From the reception hall a staircase gives access to the first floor where the beautiful 22' x 13' ft drawing room boasts a feature fireplace and has three large sash windows from which to enjoy the scenic outlook. This floor also houses a double bedroom with built-in storage and an adjoining bathroom. On the second floor, there are three further generous bedrooms, all with built-in wardrobes. The principal bedroom has a luxurious and sizeable en-suite shower room. A further contemporary bathroom serves the remaining bedrooms. Externally the property fronts directly onto the stunning location of Peninsula Square with its landscaped communal gardens and water features. To the rear, the residence delights in its own gently terraced south-facing garden with two paved terraces and a garden store. The outside space is detailed with hedgerow and shrub borders within an enclosed perimeter and offers a high degree of privacy and quiet. A convenient gate provides access to Archery Lane and St James's Lane. The home further benefits from two allocated parking spaces (the installation of EV charging posts in the parking bays has been paid for, with the final electronics for the buyers account). Additionally, there is visitors parking.



SITUATION

The property is situated in the highly regarded and sought-after central Winchester location of Peninsula Square. It is a short walk to the mainline railway station and the High Street with a range of shops, fine restaurants and contemporary bars. The splendid and historical cathedral city of Winchester delights with much character and diverse architecture, whilst successfully delivering a modern cosmopolitan feel concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and an impressive farmers market. Winchester is also highly renowned for its outstanding educational establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.

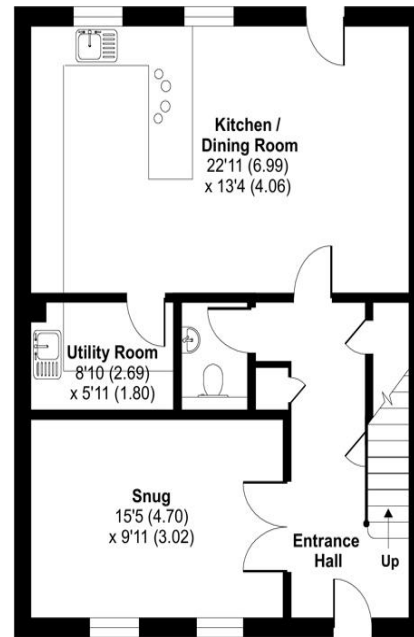




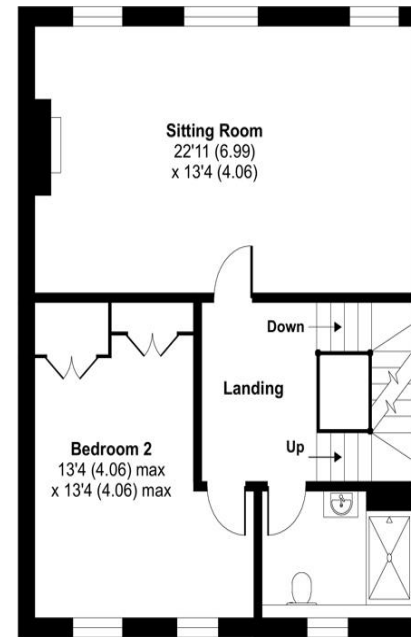
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Area = 2091 sq ft / 194.2 sq m

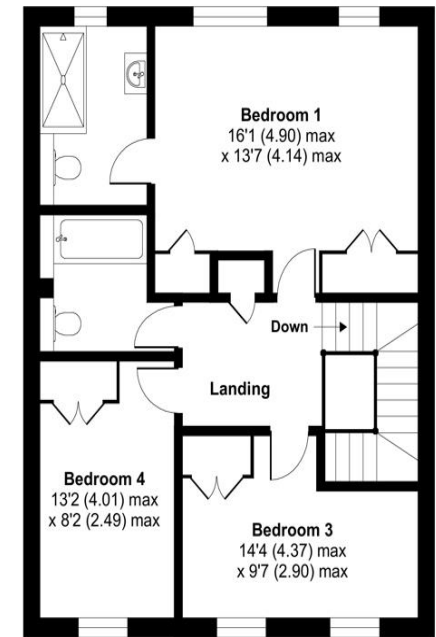
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Charters Estate Agents Limited. REF: 1111596





LOCAL AUTHORITY

Winchester City Council

COUNCIL TAX BAND

G

GUIDE PRICE

£2,000,000

TENURE

Freehold