



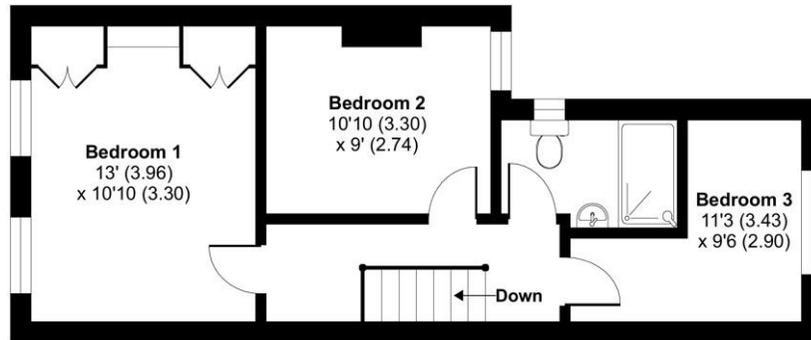


## ACCOMMODATION

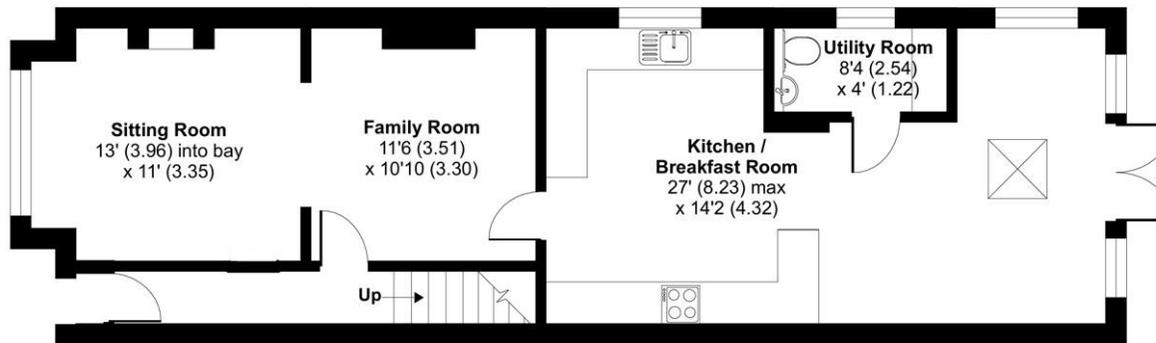
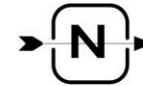
Elegant Edwardian Semi-Detached Home just east of the city centre. Nestled at the foot of St. Giles Hill, Gordon Avenue offers exceptional access to the city centre and the picturesque Water Meadows. This beautifully presented home has been tastefully extended and upgraded, blending period charm with contemporary style. The ground floor features a welcoming front-facing sitting room with an open fireplace, leading seamlessly into a spacious family room. Beyond, the heart of the home unfolds a stunning open-plan kitchen, complete with stylish cabinetry, quality work surfaces, and ample space for entertaining. Large windows frame breathtaking views over South Downs, St Catherine's Hill, and Chilcomb Ridge. A separate utility room is discreetly positioned off the kitchen for added convenience. Upstairs, three well-appointed bedrooms are complemented by a luxurious, modern shower room. Throughout, the home retains its period elegance, showcasing high ceilings and cast-iron fire surrounds whilst blending with modern features such as underfloor heating and Karndean flooring throughout the downstairs. To the rear, a generously sized south-facing garden blended with a new porcelain paved patio extends beyond the home, offering a tranquil retreat with lush lawns, mature shrubs, and well-tended borders. This remarkable property seamlessly combines historic character with contemporary comfort in an enviable location.

Approximate Area = 1179 sq ft / 109.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	75	
(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	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1243320



## SITUATION

Winchester city centre offers many attractions and amenities whilst boasting some of the best schools in the county. Gordon Avenue is in the catchment area for All Saints and Westgate schools and Winchester is home to a prestigious University and Winchester College - the oldest public school in the United Kingdom. London is reachable in just under an hour, with a choice of international airports and the beaches of the south coast as well as the natural beauty of the New Forest and the rolling countryside of the South Downs National Park. Connections are excellent with the main transport links nearby including the M3, A31, A34 and M27 all within easy reach. The property is primely positioned with a short walk to the City Centre and the new Leisure centre on Bar End road, boasting an enviable position close to the South Downs.



**SPECIFICATION**

- Stunning Edwardian Home
- Far Reaching Views
- Southerly Aspect
- Three Reception Rooms
- Extended Kitchen
- Refurbished

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band C

**GUIDE PRICE £750,000**

**TENURE**

Freehold