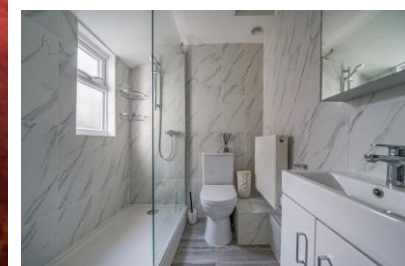


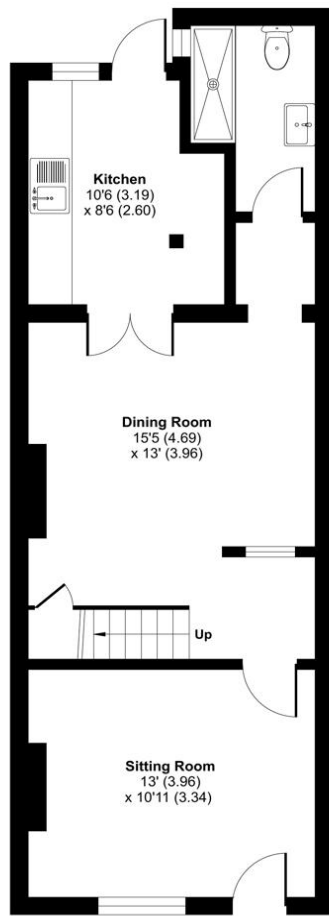


Bar End Road, Winchester, Hampshire, SO23 9NT

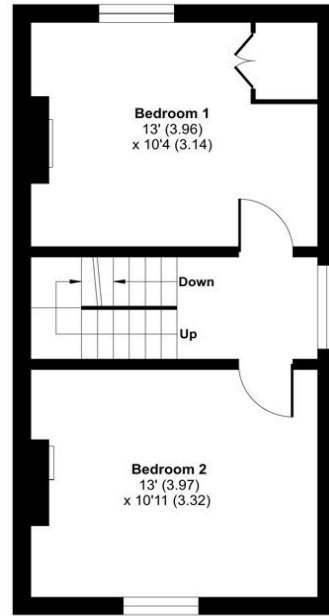


ACCOMMODATION

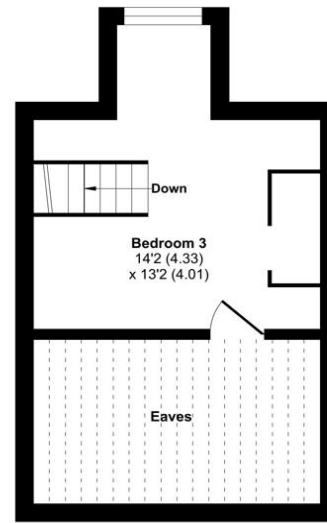
A much loved three-bedroom period home with off road parking and offered with no forward chain. Ideally located just a short walk from Winchester city centre the property has excellent and versatile accommodation throughout. The ground floor comprises a front aspect sitting room, with an internal dining space beyond which opens into the galley kitchen. A newly installed shower room completes the ground floor. The first floor has two full width double bedrooms and on the second floor is the third bedroom which is also an excellent size. Externally the rear garden is charming, with a courtyard patio, with stairs up to lawn. To the front, the property benefits from private driveway parking. Bar End Road is conveniently located to the southeast of Winchester city centre, offering easy access to the railway station (with direct links to London Waterloo in approximately 55 minutes), high street shops, boutiques, cafes, pubs, restaurants, a theatre, cinema, museum, and the city's iconic cathedral. For commuters, the M3 motorway is easily accessible, and Southampton Airport is just a short drive away, providing both national and international travel options.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height

Approximate Area = 1005 sq ft / 93.3 sq m
 Limited Use Area(s) = 106 sq ft / 9.8 sq m
 Total = 1111 sq ft / 103.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(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: 1256625

SITUATION

This splendid and historical Cathedral city 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 eateries and an impressive farmers' market. Winchester is also highly renowned for its outstanding education establishments ranging from both private and state schools to a 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.



SPECIFICATION

- No Forward Chain
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom
- Driveway Parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

GUIDE PRICE £525,000

TENURE

Freehold