







Quarry Cottage, 7 Quarry Road, Winchester, SO23 0JF

Quarry Cottage, originally built in 1850 as the Quarryman's residence, is a charming and historic property located on St Giles Hill.



- Period detached family home
- Gated driveway parking • In excess of 2100sqft
- Backing onto the historic St Giles' Hill and overlooking St Catherine's Hill
 - Walking distance to the High Street
- Extensive rose garden at the front of the house



ACCOMMODATION

Over the years, the property has been thoughtfully extended and updated, including a four-room front elevation added in 1905 by renowned architect and former Mayor of Winchester, Thomas Stopher. In 1967, the property was further enhanced with the addition of a double garage and interior changes. Purchased by the current owners in 1984, Quarry Cottage has undergone several transformations, including the part conversion of the garage into a versatile space. This home offers a perfect blend of period charm and modern living. Internally the ground floor provides very flexible accommodation with a formal drawing room with feature bay window, a large open plan room spanning the entire depth of the property, bedroom five/study room with en-suite. There is a further reception room being used as a dining room currently which leads off the fully fitted kitchen, a small utility also leads off with a laundry externally. The first floor houses four comfortable bedrooms with three having built in wardrobes. There is a newly refurbished family bathroom, as well as a new separate shower room on the first floor servicing all bedrooms. Externally the beautiful landscaped garden boasts an extensive and cherished Rose Garden at the front of the house alongside the resin driveway providing secure parking behind gates, the rear garden is mainly laid to lawn with established hedgerow providing a high degree of privacy. There are two seating areas perfect for alfresco dining and entertaining.



SITUATION

The cathedral city of Winchester has an array of facilities which include independent shops and boutiques, fine restaurants, contemporary bars and a thriving bi-monthly Farmers Market. The famous Cathedral and beautiful Water Meadows are within the city and there is network of footpaths and bridleways for walking and riding in the surrounding countryside in and around Shawford, Compton and Winchester.

There are excellent connections to the M3, M27, A34, the South Coast and the New Forest. Southampton International Airport is 13 miles away.

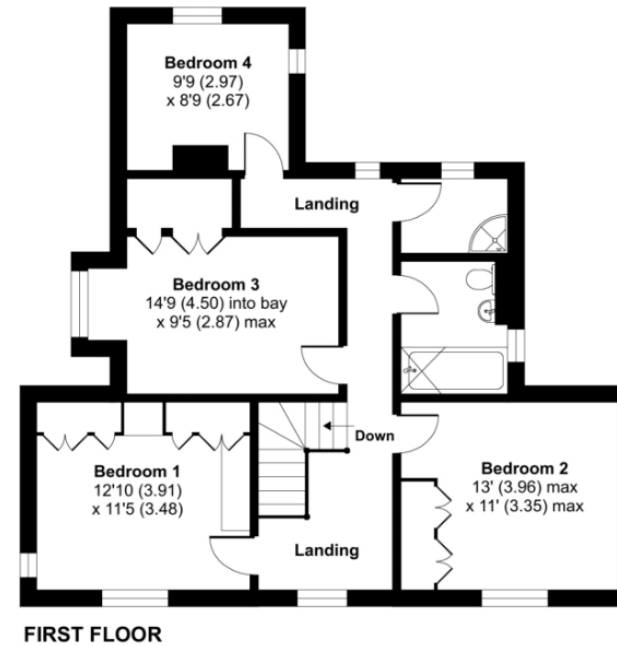
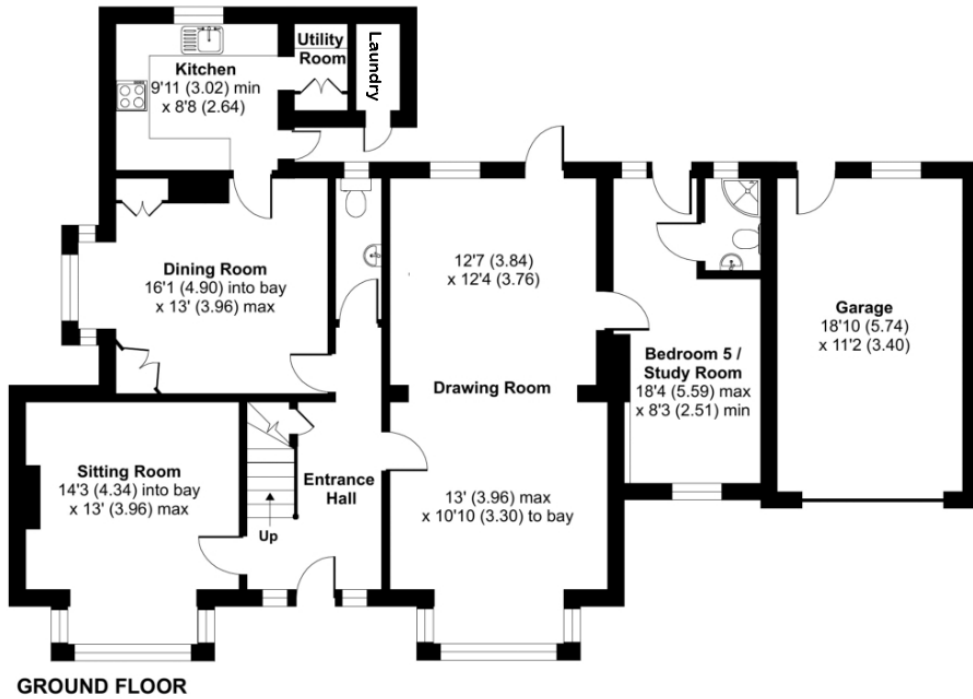
With regards to schooling, the property is in the catchment area for All Saints Church of England Primary School and The Westgate School. The area also offers a choice of the country's finest private schools, including The Pilgrims' School, Twyford Preparatory School, Winchester College and St. Swithun's School.





Approximate Area = 2184 sq ft / 202.8 sq m (includes garage & excludes store)

For identification only - Not to scale



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





LOCAL AUTHORITY

Winchester City Council
Council Tax Band F

ASKING PRICE £1,550,000

TENURE

Freehold