





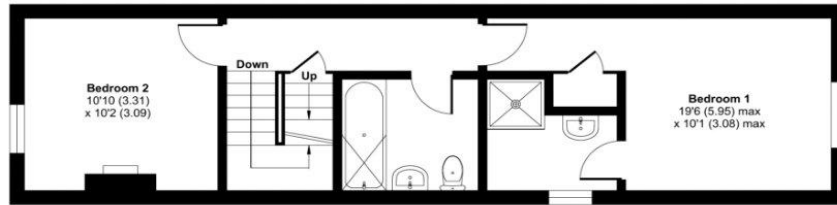
ACCOMMODATION

This beautifully renovated home, located in the heart of Winchester, perfectly blends modern luxury with the tranquility of riverside living. Set along the peaceful River Itchen and surrounded by beautifully landscaped gardens, the property offers expansive accommodation across four floors. With no onward chain, it presents a rare opportunity to enjoy both the serenity of a riverside retreat and the convenience of city living, all just moments from the city centre. Upon entering, you're welcomed by a cozy sitting room with a handy storage cupboard. The heart of the home is the stunning kitchen/dining room, designed to be both a functional cooking space and a perfect place for entertaining. Featuring sleek cabinetry and top-of-the-line integrated appliances, including a double oven, integral hob, dishwasher, and fridge/freezer, it offers everything you need. Double doors lead out to a covered outdoor terrace, ideal for alfresco dining or unwinding while taking in views of the surrounding greenery. A modular staircase takes you down to the basement, which has been professionally tanked and transformed into a versatile space—perfect for a home office, media room, or additional living area. This floor also includes a utility area and a convenient WC, adding to the home's practicality. The first-floor landing leads to the family bathroom and two generously sized bedrooms. The master bedroom, a spacious double, boasts lovely views over the rear garden and the tranquil River Itchen. Its en-suite features a stylish white suite, including a wash basin, WC, an enclosed shower cubicle, and a heated towel rail. Bedroom two, located at the front of the house, is another spacious double room, filled with natural light. The family bathroom is fitted with a sleek white suite, complete with a bath with a shower over, a fitted shower screen, WC, wash basin, and a heated towel rail. The second floor, accessed via a modular staircase, offers a bright and versatile space that could be used as an additional bedroom, home office, or creative studio, providing a wealth of possibilities. Outside, the rear garden is a true highlight. A covered terrace and patio area flow seamlessly from the home, while a lush lawn leads to a further paved space, all offering stunning views of the River Itchen—creating a peaceful setting for relaxation. Side access provides a secure route to the front of the property through a gated entrance. This exceptional home combines stylish design with practical living, offering the perfect opportunity to live in a peaceful riverside retreat, while still being just moments away from the vibrant Winchester city centre.

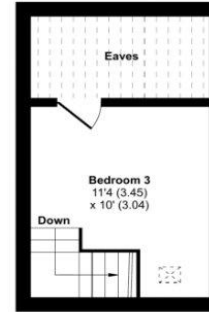


Denotes restricted head height

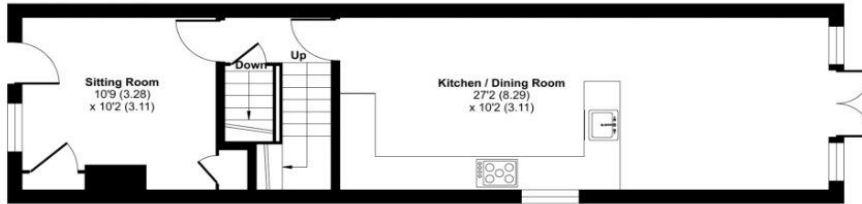
Approximate Area = 1331 sq ft / 123.6 sq m
 Limited Use Area(s) = 53 sq ft / 4.9 sq m
 Total = 1384 sq ft / 128.5 sq m
 For identification only - Not to scale



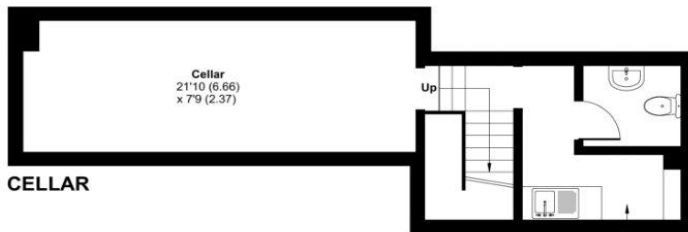
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



CELLAR

Utility Room
 9'1 (2.78) max
 x 8'10 (2.69) max



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: 1264047



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(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.

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

- No forward chain
- Left end terrace position
- Prime central location
- Extensively and beautifully renovated throughout
- Three generously sized bedrooms
- Expansive accommodation across four floors
- Riverside garden

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

ASKING PRICE £675,000

TENURE

Freehold