



Upper High Street, Winchester, Hampshire, SO23 8UX



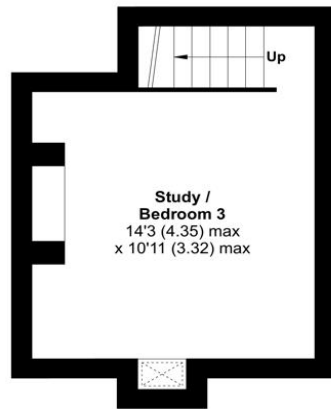


## ACCOMMODATION

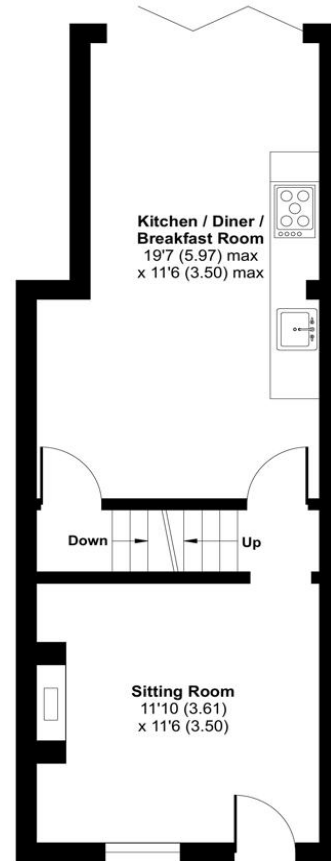
Situated in the heart of Winchester is this beautifully extended and refurbished home offering a perfect blend of old and new. Upon entering this charming home, you walk into the front aspect sitting. Beyond here is truly the hub of the home, an fully re-fitted kitchen which has been extended into the side return, offering a stunning space for entertaining. The kitchen itself has a range of base and eye level units with a selection of integral appliances, with bi-folding doors out onto the courtyard garden. The basement is access from the kitchen, and is an excellent reception room offering versatility. Stairs rise to the first floor has also been extended to create two great sized bedrooms, plus a newly installed modern bathroom, with a bath and separate shower. Externally, the rear courtyard is private, and designed for low maintenance.

Approximate Area = 859 sq ft / 79.8 sq m

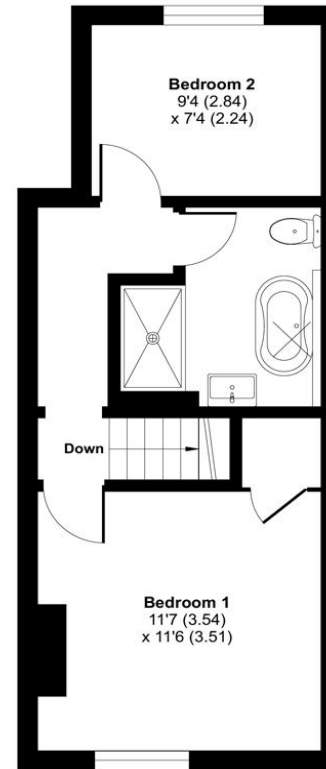
For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	73	
(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: 1266242



## SITUATION

Winchester is a splendid and historical cathedral city 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 educational 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**

- Extended City Centre Home
- New Kitchen & Bathroom
- Sitting Room
- Basement
- Two Bedrooms
- Open Plan
- Courtyard
- Permit Parking

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band C

**GUIDE PRICE £500,000**

**TENURE**

Freehold