

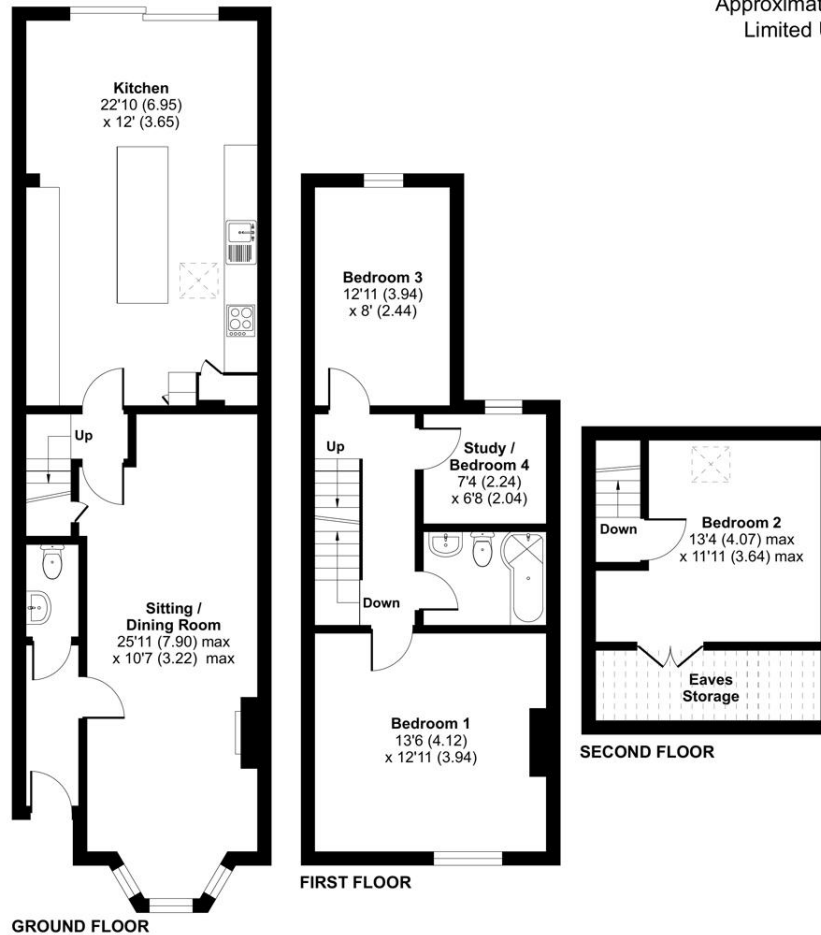


Lower Brook Street, Winchester, Hampshire, SO23 8DR



ACCOMMODATION

A beautifully extended city-centre home offering unbeatable access to vibrant urban living while being just a short stroll from a scenic nature reserve. This charming terraced property boasts a prime location, mere moments from the bustling High Street, mainline train station, and picturesque countryside walks. The front-facing sitting room seamlessly connects to the dining area, creating a versatile and inviting living space. Beyond, the impressive extended kitchen serves as the heart of the home, featuring a central island, sleek cabinetry, integrated appliances, and ample room for a sofa—ideal for both family life and entertaining. A convenient ground-floor W.C. completes the layout. Upstairs, the first-floor hosts three well-proportioned bedrooms, all served by a stylish modern bathroom. A staircase leads to the top floor, unveiling a generous second bedroom with ample space and natural light. Outside, the low-maintenance garden features raised beds and benefits from rear access, ensuring practicality without compromising on charm.



Approximate Area = 1301 sq ft / 120.9 sq m
 Limited Use Area(s) = 63 sq ft / 5.8 sq m
 Total = 1364 sq ft / 126.7 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(39-54)	E	40
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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

SITUATION

Ideally located in the heart of Winchester, this property is just a short walk from the railway station. Winchester offers a variety of shops, fine dining restaurants, and modern bars. The city is also home to the renowned Cathedral and picturesque Water Meadows. Additionally, an extensive network of footpaths and bridleways provides excellent opportunities for walking and horseback riding in the surrounding countryside. With easy access to the A34, M3, and M27, transportation links are highly convenient.

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: 1265228





SPECIFICATION

- Prime city-centre location with convenient access to amenities
- Stylishly extended kitchen featuring a central island and integrated appliances
- Flexible open-plan living and dining space
- Four generously sized bedrooms
- Contemporary family bathroom complemented by a ground-floor W.C.
- Easy-to-maintain garden with raised beds and rear Access
- In catchment area for St. Bedes Ce Primary and The Westgate School

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

GUIDE PRICE £695,000

TENURE

Freehold