



Colebrook Street, Winchester, Hampshire, SO23 9LH

Winkworth



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Beautiful Detached Cottage in the heart of Winchester

Located a short walk away from Winchester Cathedral, this beautiful, detached period cottage is an ideal family home within catchment of Westgate and St Bede Schools, and beautifully positioned on one of the city's most sought-after roads with very rare advantage of both a garage and parking. The attractive elevations are half-brick, half rendered and the property presented in lovely order.

A welcoming entrance hall invites visitors into the property and provides access to the dining room on the left with chimney breast and decorative mantle surround. Adjoining is the sitting room with south facing views over the garden and beyond. Next to this is the large kitchen which is well-appointed and contemporary. The convenient downstairs WC completes the ground floor accommodation.

Stairs lead to the first floor where there are two well-proportioned double bedrooms located to both the rear and front aspects, a four piece family bathroom and a separate shower room with WC, plus a useful cupboard with hanging rail. A further set of stairs rise to the second floor which has been converted into a third bedroom with fantastic views across chimney pots and into the local sports grounds and this room further benefits from plenty of under eaves storage.

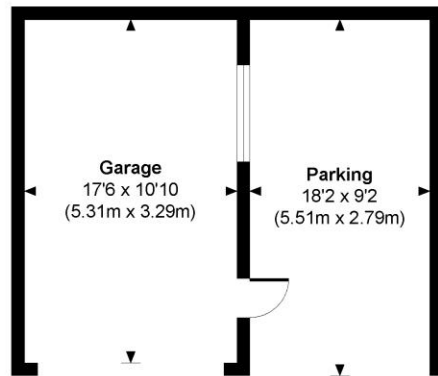
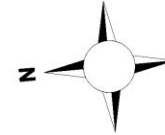
Outside there is a beautiful, mature cottage garden to the rear featuring a patio and well stocked flower beds framing the lawn. The garden is flanked by a high brick and flint wall to one side and a lower wall topped by a trellis on the other. Accessed via a shared, private gravel drive there is a detached garage with electric up and over door and an additional parking space to the side. At the front the house is separated from the road by a small courtyard with shrubs.



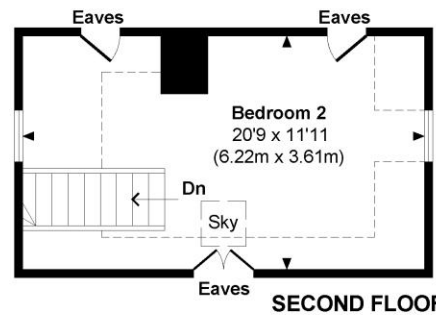
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Colebrook Cottage

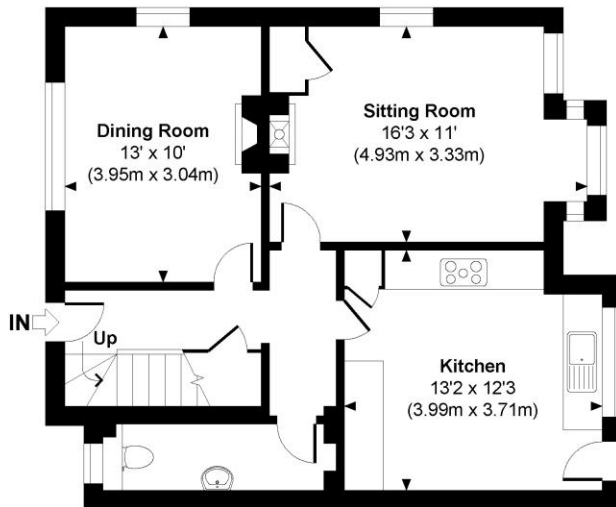
Approximate Gross Internal Area
Main House = 1368 Sq Ft / 127.08 Sq M
Garage = 365 Sq Ft / 33.90 Sq M
Total = 1733 Sq Ft / 160.98 Sq M
Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height.



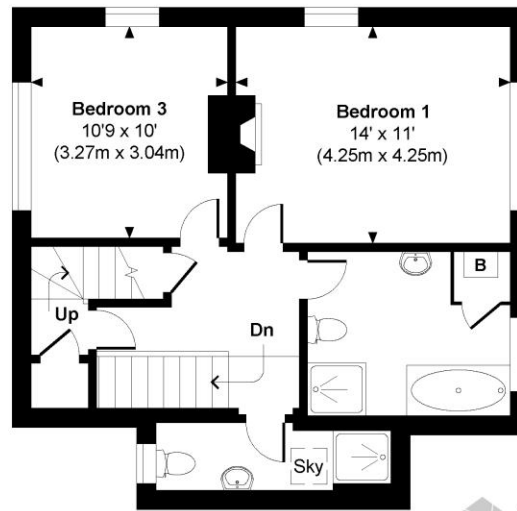
GARAGE



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.

Directions

Head north on Southgate Street towards St Clement Street. Turn right onto Jewry Street. Turn right onto N Walls and take a slight right onto Union Street. Continue to follow the road. At the roundabout, take the first exit onto High Street. Turn right onto Colebrook Street.

Location

Colebrook Street is situated a short walk away from the historic Cathedral and is well placed to give easy access to the mainline railway station and local shops. The city centre is within easy reach, with its High Street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums. The M3 motorway, A34 and A303 are also easily accessible from this location.

COUNCIL TAX: Band F, Winchester City Council
SERVICES: Mains Gas, Electricity, Water & Drainage.
BROADBAND: FTTC (Fibre to the Cabinet) Available.
Checked on Openreach January 2025.
MOBILE SIGNAL: Coverage With Certain Providers.
HEATING: Mains Gas Central Heating.
TENURE: Freehold.
EPC RATING: To be confirmed
PARKING: Off street parking

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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