



St. Swithun Street, Winchester, Hampshire, SO23 9JP

Winkworth

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Well Presented Period Property in Superb Central Location

Located in the heart of Winchester a short walk from the bustling High Street, this two-bedroom terraced house is brimming with period charm. It is surrounded by the character properties much admired by visitors and locals alike, and is positioned just moments away from the cathedral, the famous Wykeham Arms pub and Winchester College. The house is exceptionally bright, courtesy of plenty of large windows throughout and is well presented, with spacious rooms on two floors.

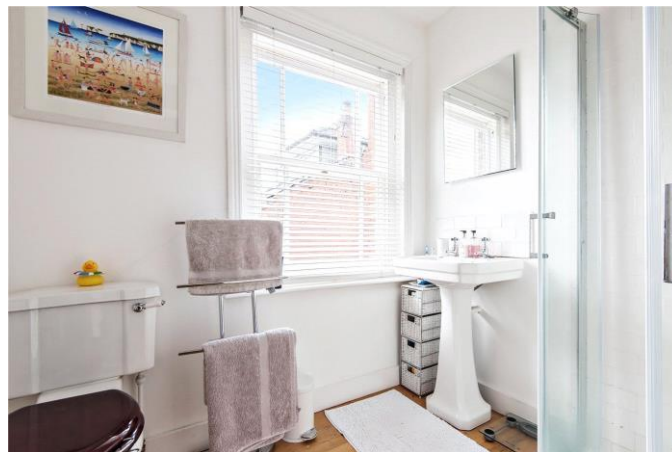
On the ground floor, the hallway leads into an impressive sitting room with period fireplace and large sash window. Beyond the staircase is a good-sized, beautifully light kitchen/dining room with large cupboard under the stairs and window looking over the courtyard garden. The kitchen itself is sleek and modern with integrated appliances including oven, grill and hob and space for further appliances. The room is exceptionally light courtesy of its southerly aspect and there are French doors which really extend the property into the courtyard during the summer months.

Tucked away at the back of the house leading off the kitchen is a utility area with space and plumbing for a washing machine and a downstairs WC.

Upstairs, the principal bedroom at the front has a period fireplace and a wonderful degree of natural light thanks to two large sash windows which offer a lovely view of the cathedral. Bedroom two is also a good size with a large built-in cupboard. Alongside is a bright shower room.

At the rear, the pleasant south-facing courtyard garden offers good privacy and ample room for table and chairs. Permit parking is available on St Swithun Street and surrounding streets.

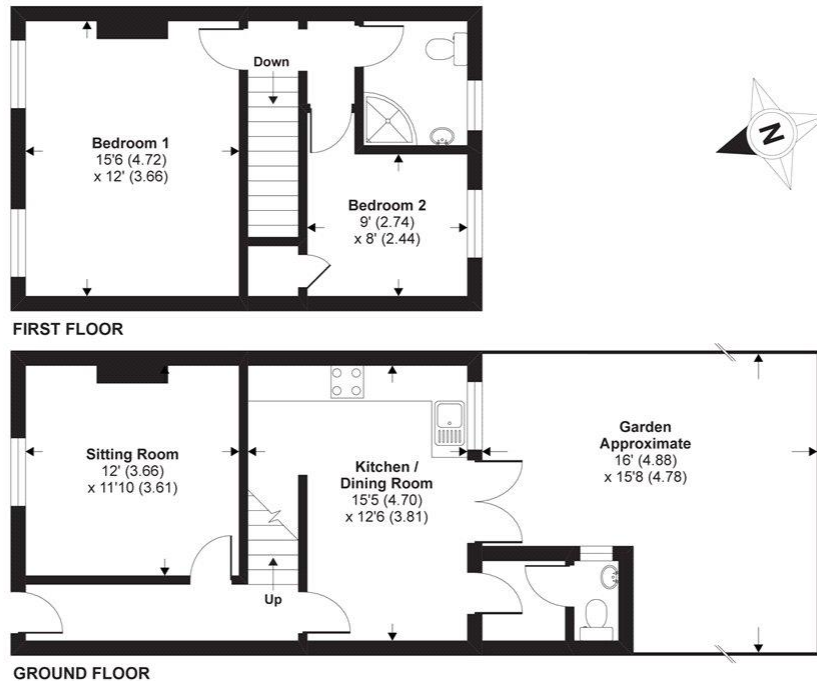




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TOTAL APPROX. GROSS INTERNAL FLOOR AREA 808 SQ FT 75 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Directions

On foot from our offices, turn right down the High Street then cross over Southgate Street at the lights. Turn right along Southgate Street and then take the second left into St Swithun Street. The property is on the right-hand side approximately halfway down.

Location

St Swithun Street is in an extremely sought after location, perfectly situated between the city centre and open countryside. Winchester centre is a very short distance away with its railway station (links to London Waterloo in approximately 55 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. The A34, A33 and M3 are all within easy reach, giving access to our national motorway network. The property lies within the catchment for St Bede Primary and Westgate All Through School, and there are highly regarded private schools and the university close by. The lovely water meadows are a stone's throw away.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: E

EPC rating: D

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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