



**Sutton Gardens, Winchester, Hampshire, SO23 8HP**

**Winkworth**

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## Well Proportioned City Centre House

This well-positioned townhouse is situated in the highly regarded Sutton Gardens development, popular because of its peaceful position just off St Peter Street close to the city centre. The property offers well-balanced, practical accommodation and the rare benefit of both parking and a garage for such a central location.

The ground floor includes a long, integral garage with entrance hall alongside, from which practical spaces such as a WC and utility can be reached. A third bedroom is also on this level and this has a door out to the rear garden. Stairs rise from the hall up to the first floor where a small landing leads to an excellent, welcoming sitting room which reaches across the entire width of the property. A pair of long windows, and a third window bring in plenty of natural light. At the rear, the attractive dining room is located immediately alongside the kitchen, and both rooms feature the same long windows. The kitchen itself houses ample base and eye-level units as well as space for appliances. Rising to the second floor there are two double bedrooms, both with built-in cupboards, and a smart shower room is alongside for the bedrooms to share.

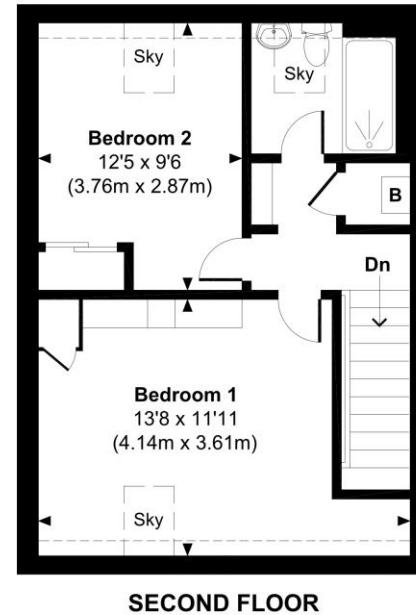
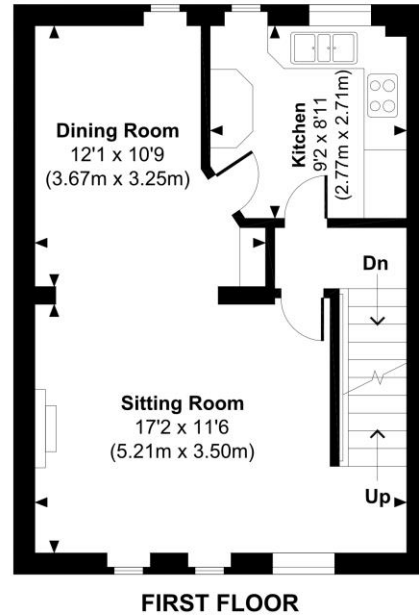
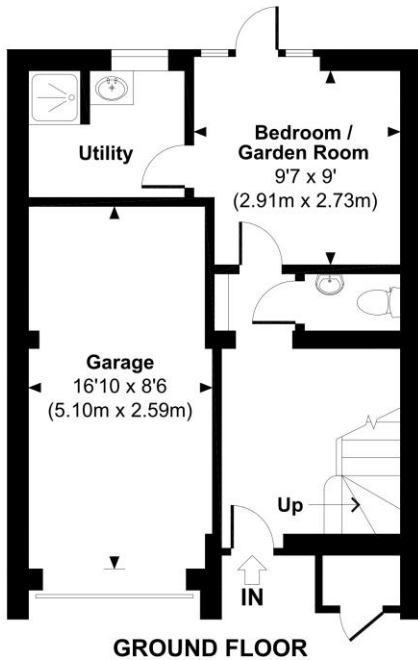
Outside to the front of the property is a private parking space immediately in front of the garage. A courtyard garden at the rear is completely enclosed.





## Sutton Gardens

Approximate Gross Internal Area  
Main House = 1106 Sq Ft / 102.75 Sq M  
Garage = 140 Sq Ft / 13.02 Sq M  
Total = 1246 Sq Ft / 115.77 Sq M  
Includes areas with restricted room height.



Indicates restricted room height less than 1.5m.



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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.

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### Directions

By foot from our offices turn right and follow the road round to the left onto Jewry Street. At the second traffic lights turn right into St. George's Street, and then first left into St. Peter Street. Sutton Gardens can be found on the right-hand side.

### Location

Sutton Gardens is superbly positioned for easy access to the mainline railway station (links to London Waterloo in approx 55 minutes), and city with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum and of course the city's historic cathedral. The property falls into the catchment for the sought after St Bede and Westgate Schools.

**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](http://Winkworth.co.uk/winchester)

### Winkworth Winchester

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