



# Grade II Listed Georgian townhouse

13 St. James Terrace, Winchester, Hampshire, SO22 4PP

Freehold





Entrance hall • Kitchen • Dining room • Drawing room • Principal bedroom with bathroom • Three further bedrooms • Shower room • Bathroom • Garage • Front and rear gardens • EPC exempt

### Situation

St. James Terrace is situated close to the centre of Winchester, and also to the mainline train station which offers the rapid service to London Waterloo in approximately one hour, ensuring the property is ideally situated for commuters.

Winchester offers an extensive range of shopping and recreational facilities and there are many attractive walks through the historic parts of the City, around the Cathedral and Winchester College and along the water meadows towards the Hospital of St. Cross.

The M3 towards Southampton and London is located within 3 miles of the property connecting to the A34 and A303.

### Description

This Grade II listed terraced house dates from 1840 and provides well-proportioned accommodation over four floors. On entering there is a short flight of steps up to the hallway, where there is then access to the dining room to the front of the house, with lovely large sash windows. This room leads into the kitchen, which has bespoke wooden cabinetry, a large range style cooker with gas hob.

There is a cloakroom on this floor, along with access out into the garden. On the first floor is the elegant drawing room, with central fireplace and lovely views across the City. There is a bedroom with built in wardrobes and there is a shower room, the top floor provides the principal bedroom which has spectacular views across the City and incorporates bathroom facilities too. In addition there is a lower ground floor which provides two further bedrooms and a bathroom along with plenty of storage. The house has been reconfigured over the years, but now requires some updating.

Outside there is a pretty garden to the front with an area laid to lawn and mature shrub and herbaceous borders, furthermore there is also a west facing rear garden which has been paved and features some very attractive mature planting and a rose covered archway. There is a garage and workshop to the rear of the house, which is accessed from Crowder Terrace.







**Tenure**  
Freehold

**Services**  
All mains services connected

**Outgoings**  
Council Tax Band: F

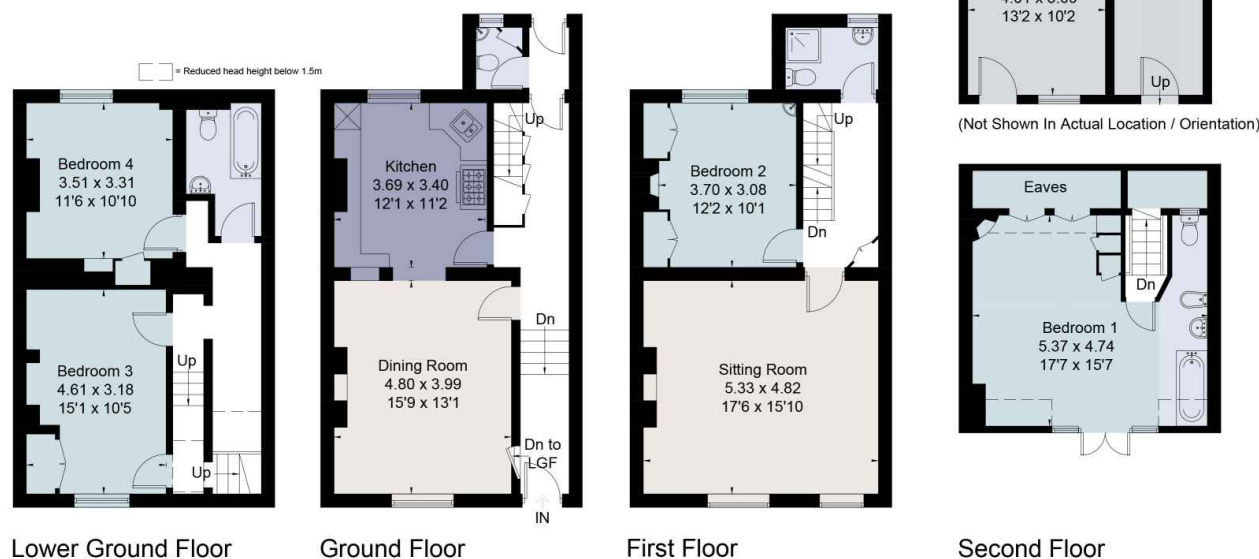
**Post Code**  
SO22 4PP

**Local Authority**  
Winchester City Council

**Viewing**  
Strictly by appointment with  
Savills.



Approximate Area = 178.8 sq m / 1925 sq ft (Including Eaves)  
Garage = 21.2 sq m / 228 sq ft  
Total = 200 sq m / 2153 sq ft  
Including Limited Use Area (9 sq m / 97 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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