



# An exceptionally refurbished City townhouse

**89 Upper Brook Street, Winchester SO23 8DG**

Freehold





Three double bedrooms • Bathroom and shower room  
• Snug sitting room/study • Dining area • Open-plan  
Harvey Jones kitchen/living area • West facing garden and  
home office • EPC = D

### Situation

Located at the heart of the historic city centre, the property provides excellent access to the railway station which has links to London Waterloo within the hour. The property itself is situated along a one way street and has established residential surroundings and also benefits from being within the desired school catchment area for St Bede Primary and the Westgate Secondary school. The property has residential on street permit parking.

### Description

This superb end of terrace period town house has been extended, refurbished and modernised by the current owners to a very high standard and yet retains many period features. The house has undergone quite the transformation, with a wonderfully versatile interior and a fabulous garden home office/studio amounting to over 1300 sq. ft.

From a welcoming entrance hall, doors lead to a cloak storage, WC with wet room style shower, underfloor heating and tiled floor to ceiling with Carrara marble, a snug sitting room/study with working fireplace and a door leading through the middle reception room to the open-plan kitchen/living area.

The middle reception room has a working natural gas fueled stove and provides either an ideal dining area or seating area. The high end kitchen is of a bespoke Harvey Jones design with Quartzsite worktops, comprehensively fitted with a Lacanche range cooker, fully integrated appliances, larder and separate utility cupboard. The central island provides an ideal preparation area and has a Quooker boiling water tap. To the side there is a beautifully designed fitted sideboard. The rear extension has underfloor heating and separate dining/seating area with doors opening on to the garden.

The accommodation is arranged across the first and second floors with three double bedrooms. The main bedroom has a comprehensive range of fitted wardrobes. The second floor bedroom has been extended with windows added and benefits from eaves storage. The main family bathroom also has underfloor heating and is tiled from floor to ceiling with marble tiles. It has a vaulted ceiling with Velux windows, a roll top bath and shower cubicle.





**Outside**

The house has the benefit of a side gated access through to a beautifully landscaped west facing garden with a low maintenance design providing an ideal space for outdoor living. The terrace and pathway is of Indian sandstone and leads to a superb studio, ideal for home office working or casual garden living, with a water supply and electricity.

Overall, one of the best City centre located townhouses to come on to the market for 2021.

**Tenure**

Freehold

**Services**

All mains connections

**Outgoings**

Council Tax D

**Post Code**

SO23 8DG

**Local Authority**

Winchester City Council

**Energy Performance**

A copy of the full Energy Performance Certificate is available on request.

**Viewing**

Strictly by appointment with Savills.





89 Upper Brook Street

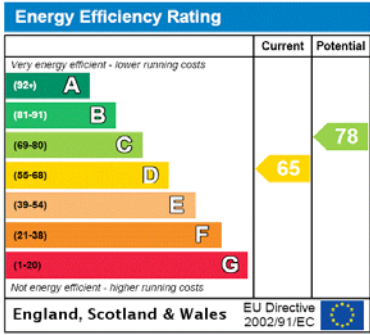
Main House gross internal area = 1,174 sq ft / 109 sq m  
Cabin gross internal area = 141 sq ft / 13 sq m

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