



An outstanding home with Cathedral views

29 Southgate Street, Winchester, Hampshire SO23 9EB

Freehold



2 main reception rooms and a snug • Open-plan kitchen
• Basement living area • 4 bedrooms • Family bathroom
and 2 en suites • Enclosed courtyard and roof-top
gardens • Off-street parking • EPC exempt

Situation

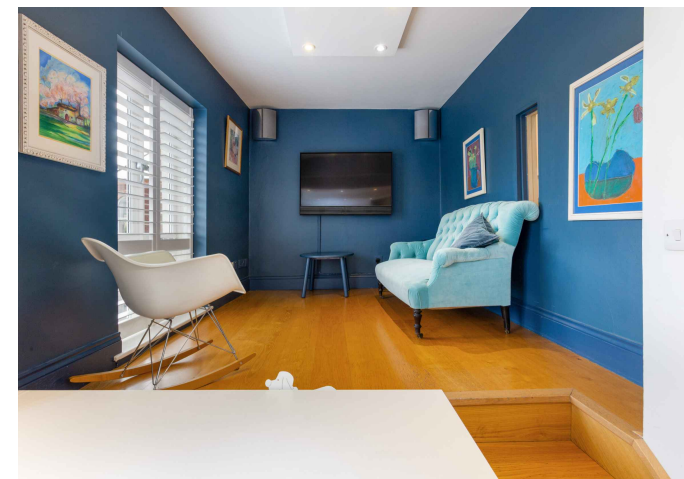
Southgate Street is situated in the popular area of St Cross, a Conservation Area immediately to the south of the centre of Winchester. The High Street is nearby with its access to a wealth of shops, restaurants and recreational facilities, including the Theatre Royal and local cinema. Winchester College and the water meadows of St Cross, which stretch along the banks of the River Itchen, are nearby, and there are splendid walks through the historic cathedral streets and towards St Catherine's Hill. Winchester is approximately 59 minutes by train from London Waterloo. The motorway (J9, 10 and 11) are within easy reach, making both London and Southampton readily accessible. The interconnection with the M27 makes Southampton International Airport easily commutable, and also opens up the South Coast and New Forest. The A34 to the north provides access to Oxford and the Midlands and via the A303 to the West Country

Description

This stunning townhouse has outstanding views across Winchester, to the cathedral and beyond. From a welcoming entrance hall, the accommodation is arranged across four floors, with a light and airy nature throughout.

The ground floor living accommodation is arranged with an open plan dining room through to a comprehensively fitted kitchen with stairs leading up to a lovely snug area. Stairs lead down to a lower ground floor which is currently used as another living space to the main house but could be used as further accommodation. The current arrangement allows for a family room with separate living area and doors leading to a bathroom, a separate utility room and a cloakroom.

Double doors lead from the lower ground floor out on to a fabulous walled courtyard terrace, from here there is access through to a storage shed and bike store which then leads to an external rear door allowing access to the private parking area.





On the first floor, there is a formal sitting room which looks out on to Southgate Street and across to the Regimental Museum. There are also two double bedrooms and the family bathroom on this floor. On the second floor there are two further double bedrooms, the main bedroom has a dressing area and en suite, there is also an en suite to the second bedroom on this floor.

A staircase from the second floor leads up to the fabulous roof terrace which measures about 21 feet across and affords a stunning panoramic view over the city, taking in the cathedral and many iconic buildings.

Features within the house include underfloor heating to the kitchen, snug area and the middle and top floor bathrooms. The kitchen is a Baltaup design including Miele appliances and a water softener. The main living areas are wired for a Bang and Olufsen sound system.

Accommodation

See floor plans.

Tenure

Freehold.

Services

All main services are connected (gas/water/electricity/drainage). There are two parking spaces accessed from St Thomas Street.

Outgoings

Council Tax Band - F

Post Code

SO23 9EB

Local Authority

Winchester City Council

Energy Performance

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

Viewing

Strictly by appointment with Savills.



Approximate Floor Area = 224.1 sq m / 2412 sq ft
(Excluding Shed / Bike Store)



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