



## Superb City Centre period home

61 Canon Street, Winchester, Hampshire, SO23 9JW

Freehold

**savills**

Entrance hall • Drawing room • Sitting room • Dining room • Kitchen • Cloakroom • 4 bedrooms • Family bathroom • Shower room • Attic rooms • Landscaped rear garden • Off-street parking • EPC exempt

#### Situation

Located along one of the City's long desired residential roads, Canon Street, the property is at the ancient heart of Winchester, within an enviable proximity to either the Cathedral, or the bustling High Street. This highly attractive area of Winchester is known for its narrow streets with many historically important houses of exceptional architecture and within a quiet Conservation Area. There are some lovely walks along the nearby Itchen navigation through the water meadows. Winchester has become renowned for its excellent shops, restaurants, superb theatre productions and sporting facilities.

For the commuter there is convenient access to the railway station which provides a service to London Waterloo in approximately 58 minutes. Road links in the area are also superb, with the M3 providing a fast link to London (55 miles) and southbound joining the M27 providing access to the South Coast and the New Forest. Southampton International Airport is about 7 miles away.

#### Description

Dating from 1450, this Grade II Listed, former hall is now a charming home which has been extremely well looked after by the current owners and now provides well-proportioned accommodation over three floors. The house has many features that you would expect of a house of this era, but has a lovely modern feel to it. Of particular note is the impressive drawing room, with painted wood panelling, an inglenook fireplace in which sits a wood burning stove. There is a further lovely bright sitting room which has double doors out onto the garden. There is a further dining room which leads into the kitchen, which has an Aga and separate electric oven and gas hob and range of wall and base units.

A stable door leads out onto the garden. A cloakroom completes the ground floor accommodation.

On the first floor there is a fabulous master bedroom where the history of the house is evident with the vaulted ceiling and exposed brick chimney breast. There is a built in wardrobe.





There are three further bedrooms (bedroom 4 is currently used as a dressing room) a bathroom and a separate shower room on this floor. The top floor provides two attic rooms, which are ideal for hobby rooms and plenty of storage.

To the rear of the house is an impressive, in fact, award winning garden. Designed by Hambrooks in 2005 the garden makes the most of the Southerly aspect and provides secluded spaces for outdoor seating and dining in a peaceful environment. A water feature intersects the cleverly designed planting scheme.

The house also benefits from an allocated, off street parking space.

**Tenure**

Freehold.

**Services**

Mains gas, electricity, water and drainage

**Outgoings**

Council Tax Band F

**Local Authority**

Winchester City Council

**Energy Performance**

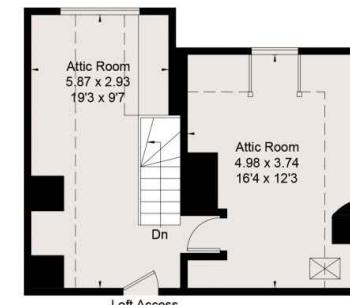
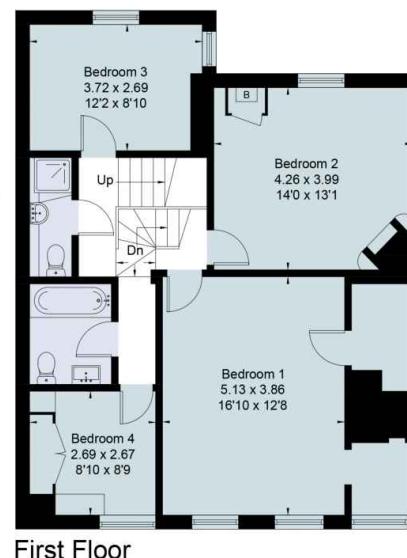
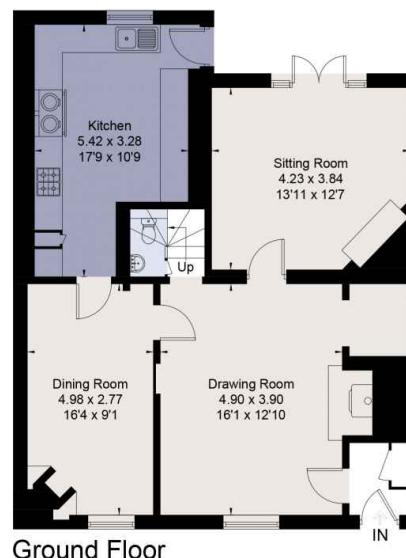
A copy of the full Energy Performance Certificate is available on request.

**Viewing**

Strictly by appointment with Savills



Approximate Area = 197.1 sq m / 2121 sq ft  
(Including Attic Room)  
Including Limited Use Area (13.8 sq m / 148 sq ft)  
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□ = Reduced head height below 1.5m

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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