Stunning newly renovated City garden flat

4 Austen House, 81 North Walls, Winchester, Hampshire

Share of Freehold

savills

Two double bedrooms • Bathroom and en-suite • Entrance hall • Living room • Kitchen/breakfast room • Mezzanine Large boarded loft space • Private south facing garden Private allocated parking space • Offered with no forward chain • Share of freehold (long lease) • EPC = C

Situation
Austen House is located in the heart of Winchester city centre, a short distance from the High Street. This vibrant cathedral city offers a wide range of boutique shops, theatre, cinema, restaurants and pubs, as well as many attractive walks through the historic streets to the water meadows and St Catherine's Hill beyond.

Ideally located for the fast train link to London Waterloo (approximately 55 minutes) and good road links to the M3/A303/A34, the South coast, and the New Forest. Southampton International airport is 11 miles away.

The Westgate School and Peter Symonds Sixth Form College are close by, both of which are highly regarded, as are the nearby independent schools, St Swithun's, Winchester College and The Pilgrims' School.

Property
Located within the former Winchester Reference Library building, this unique property has a wonderful interior and versatile accommodation, with high ceilings, tall windows and a superb mezzanine level overlooking the beautiful contemporary style living area. The very spacious bright reception room has a spiral staircase leading to the mezzanine level from which there is access to the large partly boarded loft. From the living room, double doors open up on to the private terraced garden. A stunning fitted kitchen is separated from the living space and offers a full range of integrated appliances. From the main reception room, a hallway leads through to two double bedrooms, each with fitted wardrobes and one with access to the private terrace and a bathroom suite. A second separate bathroom is off the hallway. The apartment has been finished to the highest of standards and is wonderfully light and airy with original period windows and lofty ceilings. The property is accessed via a secure communal door.

Outside
Private allocated parking for one car is at the front of the property, with further secure bike storage. From the parking area there is access to an allocated space in the communal basement storage. The property's private terraced garden affords a Southerly aspect, rarely available in Winchester's city centre.

Services
All mains services are connected, including water, electricity, mains and gas.

Viewings
Viewings strictly with Savills.

Austen House, Winchester
Main House gross internal area = 1,343 sq ft / 125 sq m

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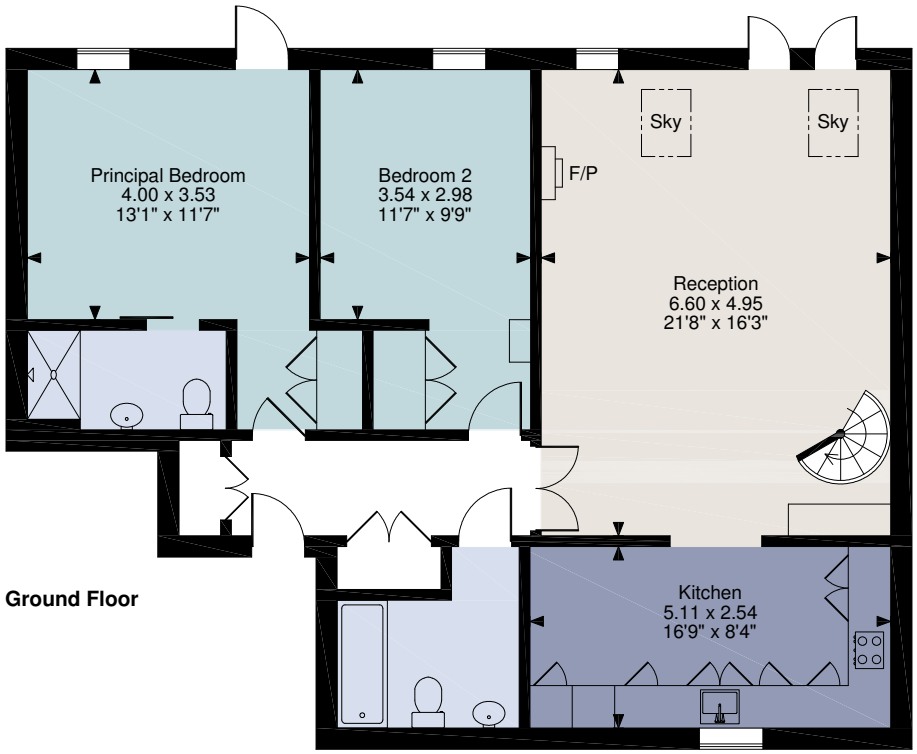
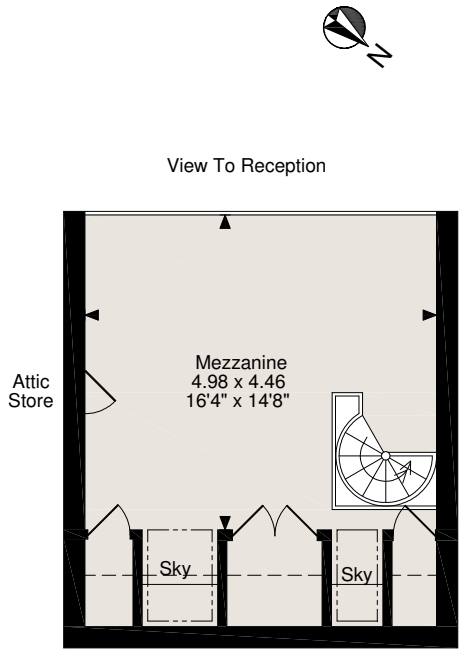
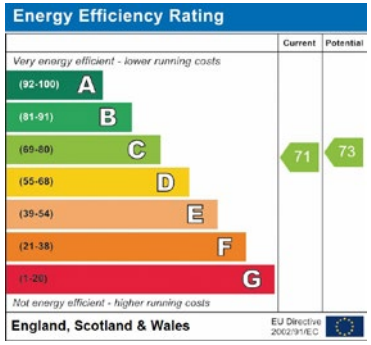


Ground Floor



First Floor



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The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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