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# THE CLOCK HOUSE

8 PENINSULA SQUARE • WINCHESTER • HAMPSHIRE • SO23 8GJ



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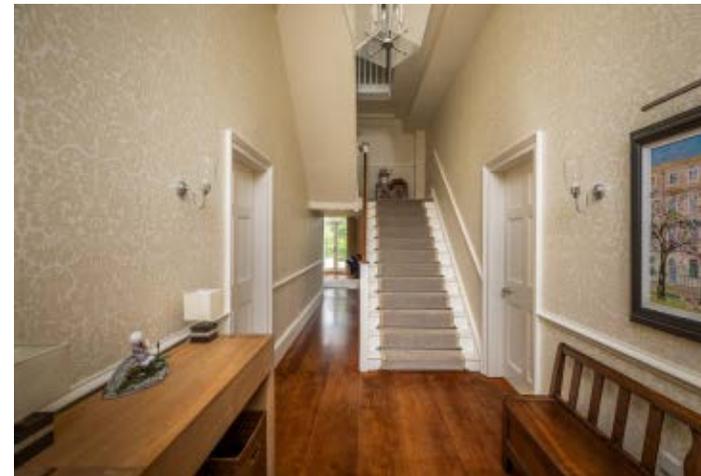
AN ELEGANT TOWN HOUSE WITHIN THE PRESTIGIOUS PENINSULA BARRACKS.

## ACCOMMODATION

Kitchen/dining room • Drawing room • Sitting room

Four double bedrooms • Principal bedroom suite • Main bathroom and cloakroom

Private garden terrace • Two private parking spaces



### Savills Winchester

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## SITUATION

The property is situated in the highly regarded and sought after central Winchester location of Peninsula Square, with a splendid elevated position affording superb views across the city towards Winchester Cathedral and the Downs beyond.

It is ideally located within a few minutes' walk of a pedestrian precinct in the High Street and the main line railway station. There is also convenient access to the Winchester College and the water meadows of St Cross which stretch along the bank of the River Itchen. There are superb walks through the historic cathedral streets, through the water meadows and on to St Catherine's Hill. For the commuter and those seeking to travel out from the City, the M3 motorway, junctions 9, 10 and 11, is within easy reach, making both London and Southampton readily accessible, with further convenient

access to the M27, Southampton International Airport, South Coast and New Forest.

## DESCRIPTION

The Clock House is an exceptional mid-terrace Grade II listed property, converted in the 1990's and has a versatile accommodation of around 2200 sq. ft. arranged, unusually for The Barracks, over just two floors.

The current owners have completely renovated and modernised the interior with an exceptional eye for detail to transform this landmark property to suit the demands of modern day living. From a welcoming entrance hall, you'll note the impressive high ceiling and sweeping staircase. The high ceilings are a wonderful feature which occurs throughout the property and the tall sash windows which allow for an

abundance of natural light to be drawn from its east and west aspects.

The kitchen/dining room is fitted with a comprehensive range of wall and floor units incorporating integrated appliances, a central dividing island and a fitted dresser adjacent to the dining area. The drawing room has been fitted with an impressive bespoke range of library shelving and cupboard storage. The drawing room overlooks the magnificent square of The Barracks, complete with wonderful landscaped gardens and a central lake with fountain water feature. The sitting room, which is located to the rear of the property, has two sets of double doors leading out onto the garden terrace. This is an extremely pleasant room which offers views over the city. There is a cloak room/wc within the entrance hall.

From the first floor galleried landing there is the principal



bedroom, which is accessed from a split landing staircase. This superb bedroom suite has lovely far reaching city and cathedral views, as well as a luxurious en suite. There are three further bedrooms, each with wonderful views of either the square to the front or the rear and with access to the main bathroom.

Outside there is a private courtyard to the rear of the house, which is paved with flagstones. The garden is enclosed by railings with a pedestrian gate through to the gravel path to the rear. There are some lovely mature shrubs and flowering plants including an established clematis and wisteria. There is also a useful garden store. Overall the garden offers a good degree of privacy and wonderful area to dine out or to sit and relax. The Clock House has private parking for two vehicles to the front with two additional visitors' parking spaces located nearby.

#### PROPERTY FEATURES

Underfloor zoned heating, a comprehensive Rako lighting system, electric window blinds.

#### OUTGOINGS

Council Tax Band F.

#### TENURE

Freehold - service charge for the grounds maintenance £3988.50 (2021).

#### SERVICES

All mains services including water, gas, drainage, electricity

#### LOCAL AUTHORITY

Winchester City Council

#### ENERGY PERFORMANCE

EPC exempt

#### VIEWING

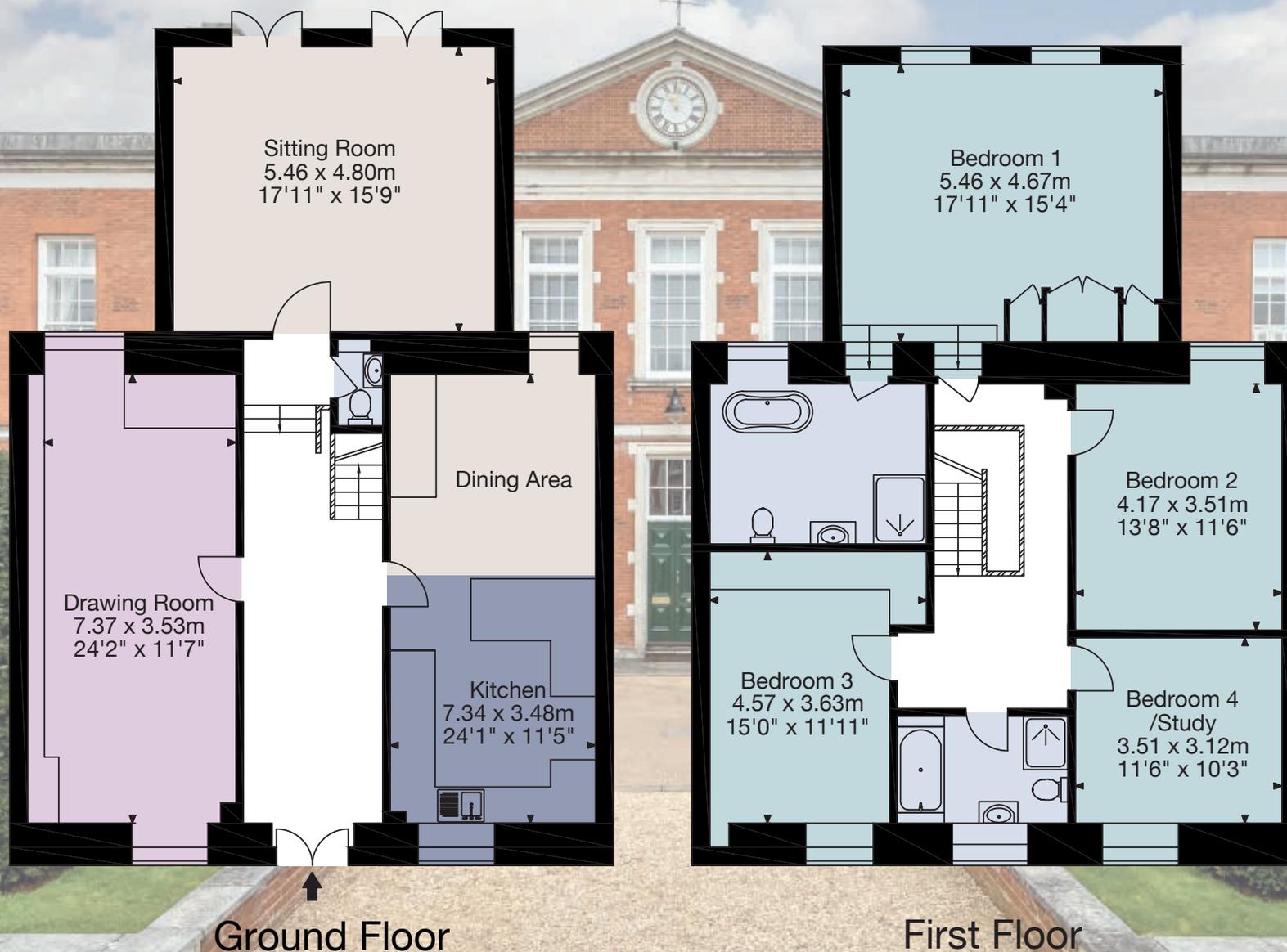
Strictly by appointment with Savills.



The Clock House, 8 Peninsula Square, Winchester, Hampshire SO23 8GJ

Gross Internal Area (Approx)

Total Area 205 sq m / 2,202 sq ft



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