



Mews style property in this courtyard development

3 Masons Yard, St. Thomas Street, Winchester, Hampshire, SO23 9JT

Freehold



Reception hall • Sitting room • Dining room • Kitchen •
Cloakroom • Principal bedroom • Bedroom 2 • Family
bathroom • Shared courtyard • On-street permit parking
• EPC = E

Situation.

St Thomas Street is one of Winchester's premier streets close to the cathedral and the retail and recreational amenities of the city. Located within a Conservation Area, there are delightful walks nearby in and around the cathedral and the water meadows. In addition to Winchester College, the Pilgrims' School is a short walk from the house. Close to the city are Prince's Mead and Twyford Preparatory Schools and there are a number of well-regarded state schools in Winchester, as well as Peter Symonds Sixth Form College.

Communications are excellent with the mainline station approximately half a mile away with services to London Waterloo (approx. 60 minutes) and Junction 9 of the M3 being easily accessible. Southampton International Airport lies approximately 9 miles to the south with an ever expanding network of international flights and worldwide connections.

Description

3 Masons Yard is a charming mews property situated in a quiet courtyard off of one of Winchester's most sought-after residential roads.

Located in the Historic heart of the city, a short distance from the cathedral, college, city centre and water meadows, 3 Masons Yard offers charming two bedroom accommodation in a private development of just four properties.

The property is approached from the courtyard into an entrance lobby with double doors leading through into the double reception room. On the ground floor there is a sitting room that opens into a dining room and a small kitchen. A cloakroom completes the ground floor accommodation. On the first floor there are two double bedrooms and a family bathroom.

The courtyard to the front of 3 Masons Yard is shared with the neighbouring property. The property also benefits from on-street permit parking.





Tenure
Freehold

Services
Mains water electricity and
gas mains drainage

Outgoings
Council Tax Band E

Local Authority
Winchester City Council

Postcode
SO23 9JT

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

Viewing
Strictly by appointment with
Savills.



3 Masons Yard, St. Thomas Street, Winchester, Hampshire, SO23 9JT




savills

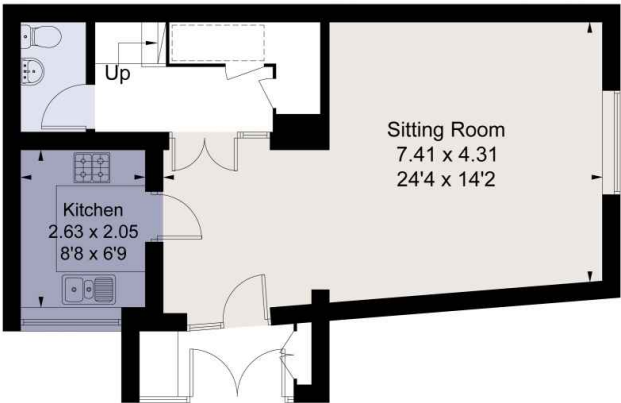
savills.co.uk

Steven Moore
Savills Winchester
01962 841842
smoore@savills.com

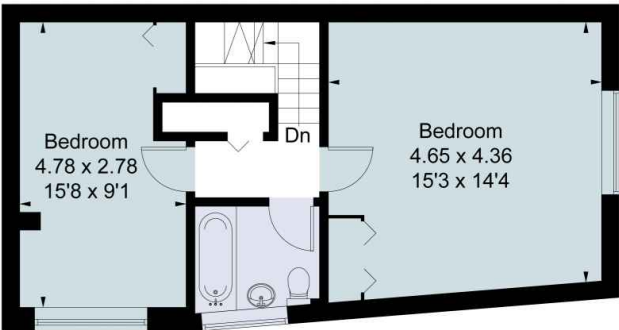
Approximate Area = 96.6 sq m / 1040 sq ft
Including Limited Use Area (1.8 sq m / 19 sq ft)
For identification only. Not to scale.
© Fourwalls Group



 = Reduced head height below 1.5m



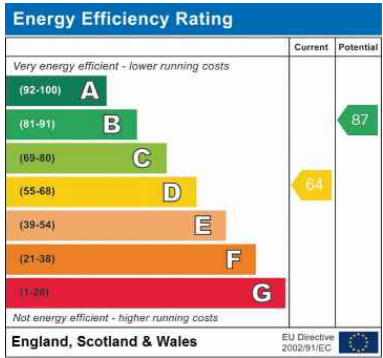
Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 287468

For identification only. Not to scale. © 211014EM



Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

