

Friary Gardens, Winchester, Hampshire, SO23 9AF

Winkworth







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A well-positioned city centre home offering space, outlook and effortless city convenience

In a highly desirable location just off St Cross Road in Winchester, this distinctive three-bedroom townhouse offers generous proportions, excellent natural light and an outlook from the top floor across the city's historic skyline, including super views of the cathedral. Set discreetly within a quiet courtyard, the property combines contemporary architectural lines with warm, practical interiors. Altogether, an inviting home perfect perhaps for downsizers who want to live just moments from Winchester's vibrant amenities, with parking for at least two cars.

Upon entering, a welcoming front-to-back hall greets visitors, with practical storage cupboards and neat downstairs WC leading off, while a door also opens out to the rear garden. To the front of the house, the kitchen breakfast room is an attractive, well-appointed room with wooden cabinets, integrated appliances and granite worktops. The breakfast area makes this room a practical and sociable space, ideal for everyday living. The spacious sitting and dining room is a warm, inviting room opening onto the private rear garden through large French doors. A feature fireplace provides a natural focal point, and the broad windows draw in plenty of sunlight, making this a well-sized room with an adaptable layout.

The first floor offers two excellent double bedrooms, each with its own character. The principal bedroom features a charming balcony, plentiful space for free-standing furniture to complement the built-in wardrobes and an en suite featuring both bath and shower, making it an incredibly appealing suite. Bedroom two, set at the front of the house, is a bright, appealing room again of generous proportions with built-in wardrobes. A full-height angled, bay-style window adds character. This level also includes the family bathroom, neatly arranged and spacious.

The top floor is home to a dual-aspect third bedroom, another superbly sized room, this time with good eaves storage and striking views over Winchester's rooftops towards the cathedral. This elevated vantage point offers a rare sense of privacy and outlook, creating a tranquil retreat at the top of the house.

Externally, the property benefits from a good-sized, smartly landscaped, south-facing garden, providing a very private, low-maintenance outdoor space with a super outlook towards the cathedral. The end-of-terrace position means there is good, private parking to one side of the house, and there is a further dedicated parking space just opposite. With outside storage including an external cupboard by the parking space and a shed in the rear garden, this home offers both comfort and convenience in equal measure. With spacious accommodation, standout views, and a prime central location, this is a special home offering both comfort and convenience in equal measure.













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Approximate Gross Internal Area
Main House = 1739 Sq Ft / 161.6 Sq M
Outside Area = 122 Sq Ft / 11.3 Sq M



This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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Directions

From our offices, head west on the High Street for around 50 feet and turn left into Trafalgar Street. Continue for 160 feet before turning left onto St Clement Street, then follow the road for a further 230 feet. At the first junction, turn right onto Southgate Street and continue for roughly 0.2 miles. Turn left into Friary Gardens and continue through to the end of the road where number 8 will be found on the right-hand side.

Location

Situated just moments from Winchester High Street, Friary Gardens offers a peaceful residential setting right in the heart of the city. Residents enjoy immediate access to shops, cafés, restaurants, and cultural venues, while also being close to attractive green spaces, such as the nearby Friary Gardens. The property is also within easy walking distance of the Water Meadows. The property falls within catchment for several well-regarded schools like St Bede's School and Westgate School. Winchester train station is within comfortable walking distance, with convenient transport links to London Waterloo in under an hour. With its blend of quiet, tucked-away living and excellent access to amenities, schooling, and transport, this location remains one of Winchester's most convenient and desirable.

PROPERTY INFORMATION:

COUNCIL TAX: Band F, Winchester City Council.
SERVICES: Mains Gas, Electricity, Water & Drainage.
BROADBAND: Fibre to the Cabinet Broadband Available to Order Now. Checked on Openreach November 2025.
MOBILE SIGNAL: Coverage With Certain Providers.
HEATING: Gas Underfloor Heating (Throughout House).
TENURE: Freehold.
EPC RATING: C
PARKING: Two Private Parking Space.

Winkworth.co.uk/winchester

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