



Clausentum Road, Winchester, Hampshire, SO23 9QE

Winkworth



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Elegant Mid-Terrace with Original Features and Great Potential

Nestled on a much-admired St Cross Road, this beautifully preserved Victorian mid-terrace offers a wealth of charm and character and offers the perfect canvas for someone to create a lovely home. Wonderfully positioned with the beautiful water meadows almost on the doorstep, the property makes an immediate impression with its classic red-brick façade, original sash windows, and handsome bay frontage. Upon entering, a long hallway leads to the sitting room, a bright and welcoming space centred around an exposed brick fireplace. A large bay window floods the room with natural light, and the space flows seamlessly into the adjoining dining area via a wide-open archway, creating a versatile and sociable living space.

Beyond the good-sized dining room, the well-appointed galley kitchen is fitted with shaker-style cabinetry, complemented by wood-effect countertops and modern tiled splashbacks. Integrated appliances include a gas hob and oven. A glazed rear door provides access to the outside, and there is a downstairs W/C here also. Adjacent there is a good-sized storage cupboard for added convenience.

The first floor opens onto a central landing, with the principal bedroom located at the front of the house. Spanning the full width of the property, this beautifully proportioned room features twin sash windows, an original cast iron fireplace and high ceilings. Set behind it, the second bedroom offers an equally charming outlook and has built-in shelving. At the rear of the house, the spacious bathroom features bold patterned floor tiles, a walk-in glass shower enclosure, pedestal sink, and WC, and a decorative cast iron fireplace surround.

Outside, the private rear garden is enclosed by timber fencing and features stone paving for low maintenance.



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Approximate Gross Internal Area = 833 Sq Ft / 77.4 Sq M



GROUND FLOOR

FIRST FLOOR

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

Heading away from the High Street on Southgate Street, continue to follow the B3335 for 0.8 miles. Turn left onto Kingsgate Road, then turn right onto St Faiths Road, then immediately left onto Clausentum Road and your destination will be on the right.

Location

Clausentum Road is ideally located in a sought-after part of Winchester, just a short walk from the historic High Street with its array of independent shops, cafés, restaurants, and cultural attractions. Winchester train station is easily accessible, offering fast and regular connections to London, making it perfect for commuters. The area falls within the catchment for excellent schools, including the highly regarded St Faith's Primary and Peter Symonds College. Residents also enjoy proximity to scenic walks along the water meadows, local parks, and convenient road access to the M3.

PROPERTY INFORMATION:

COUNCIL TAX: Band D, Winchester City Council.

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: Fibre to the Cabinet Broadband. Checked on Openreach June 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: D

PARKING: On street parking.

Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

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