



PARCHMENT STREET WINCHESTER, HAMPSHIRE, SO23 8BA

Winkworth



PARCHMENT STREET
WINCHESTER, HAMPSHIRE, SO23 8BA

VICTORIAN CHARACTER IN PERFECT HARMONY WITH CONTEMPORARY STYLE.

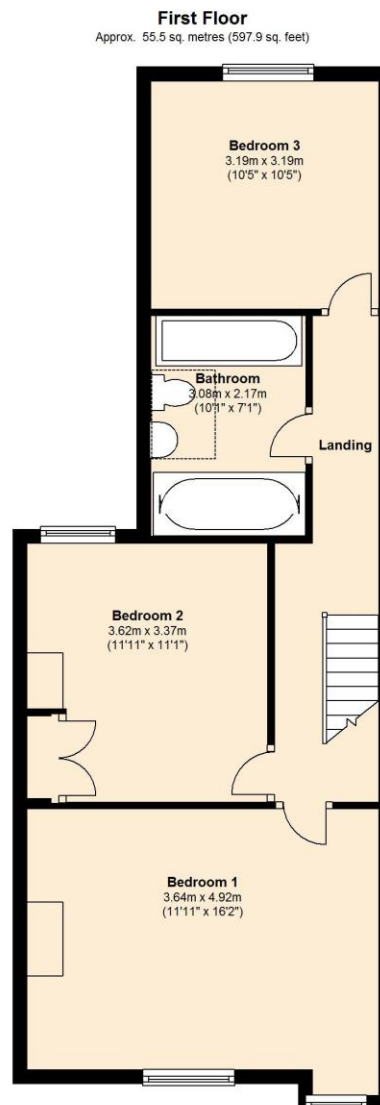
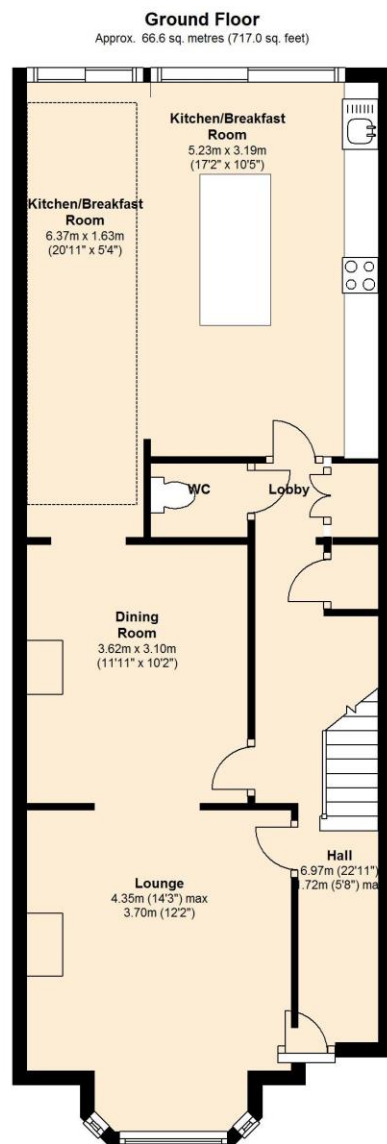
This wonderful property offers a highly successful and appealing fusion between classical period features and top-notch contemporary design by an award-winning architect. The spaces are excellent – wider than average for properties of the type on the road, and with a pleasingly open flow thanks to the superb contemporary addition at the rear.

A wide hallway greets visitors, with doorway through to a lovely spacious sitting room boasting period features including a fireplace, cornicing, large bay window and original floorboards. Open plan to, and beyond this room, lies a most useful study area with another period fireplace. The rear of the house has been very stylishly and successfully transformed, with a marvelous open-plan kitchen/dining /family space stretching across the rear of the house. With sliding doors offering a seamless transition to the decked garden and ample natural light courtesy of roof lights, there is a real and most welcome connection of the space to the garden beyond. The contemporary kitchen includes a large island, concealed lighting, integral appliances and concrete floors. Practical spaces have been considered, as back towards the entrance hall there is a utility cupboard and a storage cupboard as well as a downstairs W.C.

Upstairs on the first floor there are three really good double bedrooms and large, smart, family bathroom including both a bath and walk in shower. Planning permission exists for the addition of a fourth double bedroom including large dormer window in the attic space (planning ref: 11/00882/FUL).

The lovely, ultra low-maintenance, decked rear garden is a wonderful place for al-fresco entertaining and includes ample built in storage.





Total area: approx. 122.2 sq. metres (1314.9 sq. feet)

Plan not to scale and is for illustrative purposes only. The dimensions, North point, size and position of doors, windows and other features are approximate only and should not be relied upon. All spaces attached to the main property are included in the floor areas stated. Plan produced exclusively for Winkworth Winchester.

Parchment Street, Winchester, SO23 8BA

Directions

Leaving on foot from the Winkworth office in Winchester, proceed to the end of Southgate Street and turn right onto the High Street. Follow the road round to the left onto Jewry Street and take the first right onto St Georges Street. Parchment Street is the second road on the left, and Number 49 can be found on the right hand side.

Situation

Parchment Street is superbly positioned for the mainline railway station (links to London Waterloo in approximately 55 minutes), and city with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. The house is situated in the catchment for good local schools including St Bede Primary and Westgate Secondary.

Tenure

Freehold

Services

Mains gas, electricity, water and drainage

Council tax band

E – Winchester City Council

Current EPC rating

C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth Winchester

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