



St. Paul's Hill, Winchester, Hampshire, SO22 5AB

Winkworth



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Fantastic Period Property in Close Proximity to the City Centre

This handsome Victorian house is beautifully positioned for commuters, a stone's throw from the railway station and close to the city as well as excellent local schools, namely Western Primary and The Westgate All Through School. There is well-proportioned, versatile, living accommodation arranged over three floors which facilitates the requirements of modern city living.

Steps lead up to the front door which is set under an attractive Victorian entrance porch and leads through to the welcoming entrance hall, which gives access to the principal reception rooms. The large sitting room is a lovely light space courtesy of the impressive bay window, and beyond this is a dining room with a window overlooking the garden. The smart fitted kitchen has plenty of storage and space for appliances, with the added advantage of a handy larder. Leading from the kitchen is a good-sized utility room with separate downstairs cloakroom and space and plumbing for a washing machine. Doors leads out onto the rear garden.

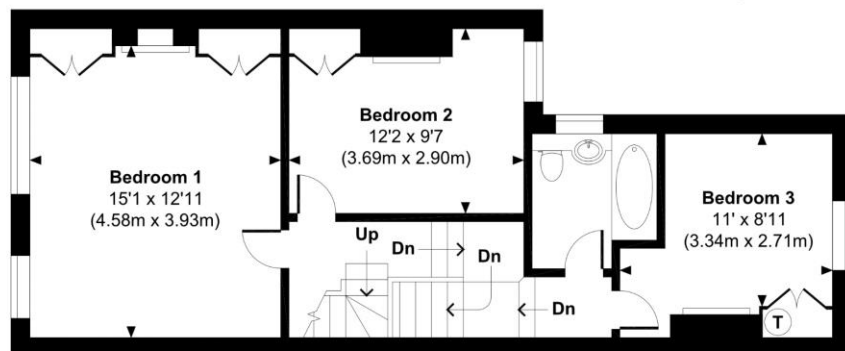
On the first floor the principal bedroom is an excellent size and has two built-in wardrobes and sash windows to the front. There are two further double bedrooms, both with built-in storage, and a family bathroom on this level. The second floor has been converted into an excellent fourth bedroom, used as an art studio by the current owners. This is a fantastic space with an abundance of natural light courtesy of Velux windows on both sides and has its own wash hand basin.

Outside to the front is a small walled garden while to the rear of the property is a pretty garden with a patio area and paved path leading along the length of the garden. There is useful rear access for bins and bicycles.

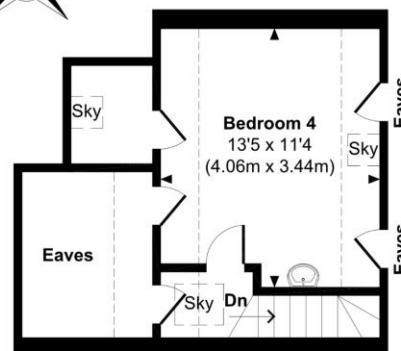


St Pauls Hill

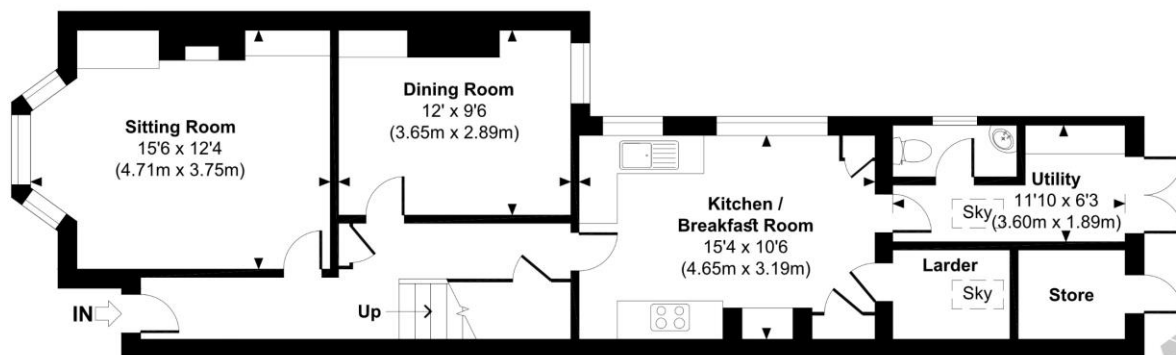
Approximate Gross Internal Area
Total = 1551 Sq Ft / 144.12 Sq M
Includes areas with restricted room height.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



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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.

Indicates restricted room height less than 1.5m.

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Directions

From our office in Southgate Street, turn left up the High Street. At the roundabout take the second exit onto Upper High Street and veer left over the railway bridge. Turn right at the mini roundabout onto St Paul's Hill and carry on down the hill. The property can be found on the right-hand side.

Location

Superbly positioned for easy access to 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, namely Western Primary and Westgate All Through School, as well as being a short distance from Peter Symonds Sixth Form College. The M3 motorway, A34 and A33 are also easily accessible from this location.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: D

EPC rating: D

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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Winkworth

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