



Eastcliffe, East Hill, Winchester, Hampshire, SO23 0JB

Winkworth





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## A Beautifully Presented, Modernised Period Cottage on St. Giles Hill

Privately situated on the elevated slopes of St. Giles Hill, this charming and fully modernised period cottage seamlessly blends traditional character with contemporary living. This lovely home is nestled within a terrace of just four period homes, discreetly set back from the road and enjoying a superb location just moments from Winchester city centre and the delightful river walk - ideal for professionals, families, or those seeking a city-centre retreat.

The front door opens into the cosy and inviting sitting room which features an attractive ornamental fireplace (currently capped but potentially reinstatable) and a sash window. The bright, open-plan kitchen/dining room beyond is the ideal space for gathering as a family or for entertaining guests. The kitchen itself is finished to a high standard with integrated appliances including fridge freezer, oven, grill, and dishwasher. A peninsula island separates the kitchen from the dining space, doubling as a breakfast bar. Additional highlights include under-stairs storage, a large-format skylight, and double doors opening to the rear garden. A useful downstairs WC is also located in this area.

Stairs rise to the first floor where there are two bedrooms, both with built-in storage, and a beautifully appointed four-piece family bathroom with a contemporary suite including a free-standing bath, double shower enclosure, large vanity unit with storage, and a heated towel rail. Bedroom two is a generous double room with a feature fireplace. Stairs rise again to the second floor where the principal bedroom is located, featuring two large Velux windows providing excellent natural light and an open-plan en-suite wet room with a modern shower area, screen, pedestal basin, and WC.

To the front of the property, a gate opens onto a beautifully landscaped front garden with a manicured lawn and a pathway leading to the front door. To the rear, the low maintenance garden is thoughtfully designed for both relaxation and entertaining. It features a sunlit raised patio, well-tended planting beds, and convenient rear access.

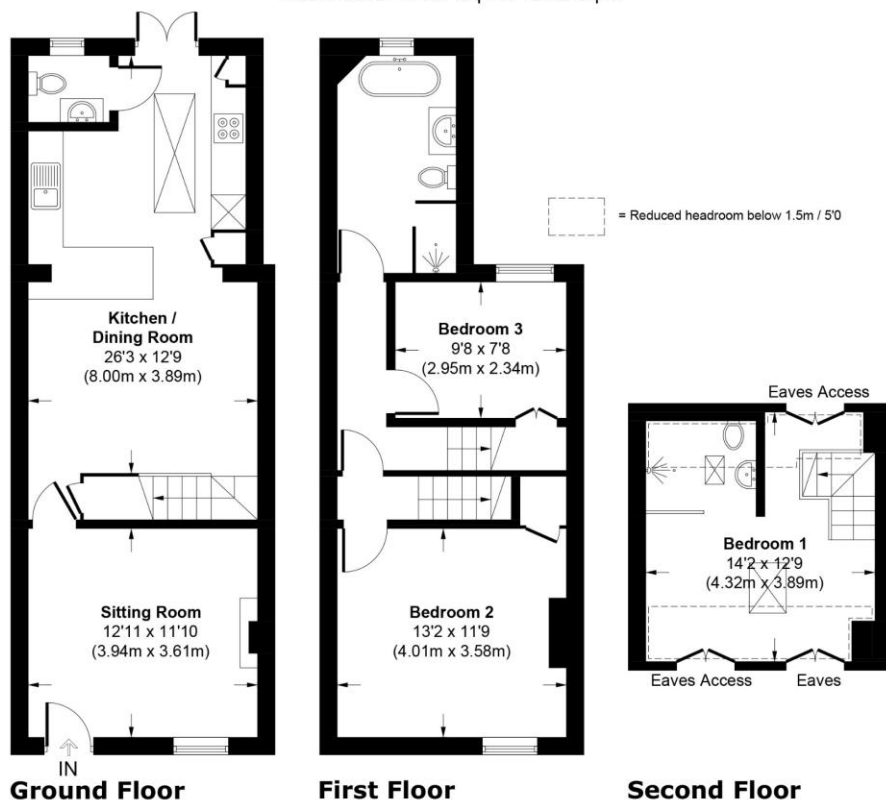






## Eastcliffe, East Hill, SO23 0JB

Approximate Gross Internal Area  
Main House = 1197 Sq Ft / 101.9 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 Jewry Street turn right at the traffic lights onto North Walls, follow the road round onto Eastgate Street. Turn left at the roundabout onto Bridge Street, at the next roundabout turn right onto Chesil Street. Turn left into East Hill and Eastcliffe is accessed via the steps on the left hand side.

### Location

East Hill is within easy reach of Winchester city centre and the mainline railway station, and just a short journey gives access to the M3, M27, A34 and Southampton Airport Parkway. There is a short river walk to the main high street and the property is within proximity to the water meadows and St Giles Hill. Local schools, including All Saint's Primary School and The Westgate School, are within easy reach.

COUNCIL TAX: Band D, Winchester City Council.

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach May 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: C

PARKING: Permit parking under zone X.

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

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