



Parchment Street, Winchester, Hampshire, SO23 8AZ

Winkworth



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Elegant city living with a private garden and garage in the heart of Winchester

Located on the ever-desirable Parchment Street in the heart of Winchester, this beautifully presented period two-bedroom home blends classic charm with contemporary style. Set over two floors, it offers thoughtfully arranged living space and the rare advantage of a private garage, perfectly suited to modern city living.

The ground floor features a light-filled sitting and dining room, elegantly styled with wood effect flooring, a period fireplace, and bespoke cabinetry. To the rear, the sleek kitchen is finished to a high standard, with white gloss units, black hardware, marble-effect worktops and integrated appliances. Dual-aspect windows provide excellent natural light, while wood-effect flooring adds warmth and texture.

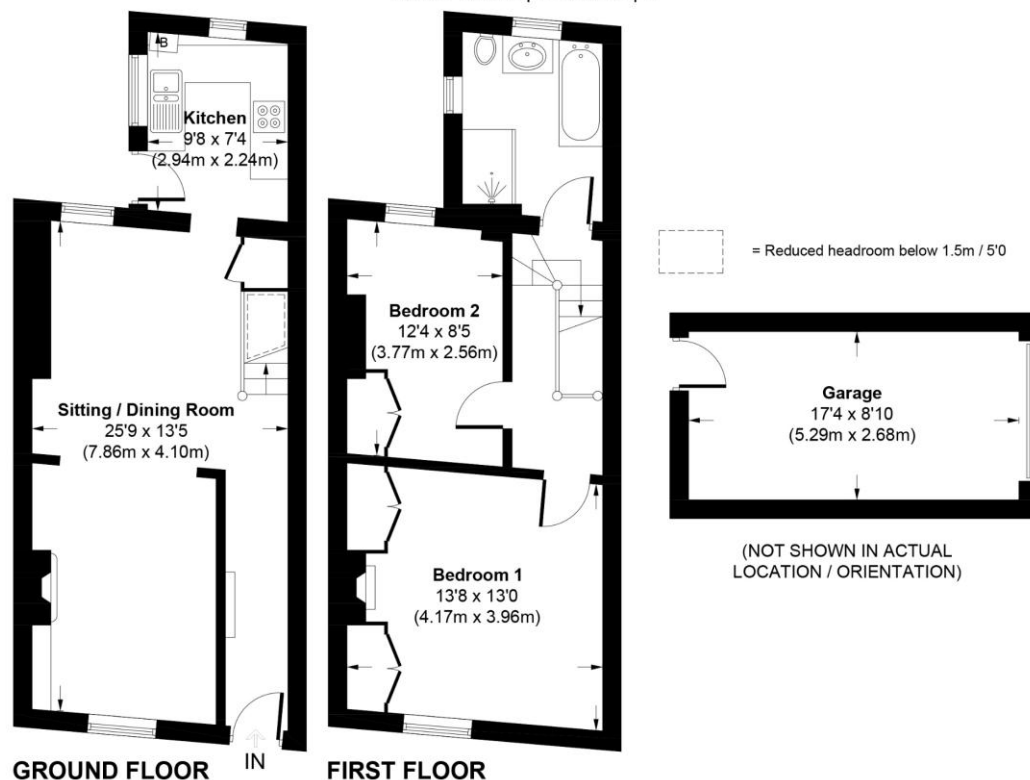
Upstairs, the principal bedroom is located at the front of the house and benefits from generous built-in storage. Decorated in soft neutral tones with pendant bedside lighting and warm wood flooring, it offers a bright and restful retreat. To the rear, the second bedroom enjoys a peaceful green outlook and features built-in storage, making it ideal as a guest room, study or dressing room. The stylish bathroom combines function with luxury, featuring large-format grey tiles, a walk-in rainfall shower, deep bathtub, and modern vanity unit. Twin windows create a bright and airy feel, finished by quality fittings and thoughtful touches.

The property also enjoys a beautifully maintained rear garden, offering a private and tranquil outdoor space ideal for relaxation or entertaining. A raised decked terrace provides the perfect spot for alfresco dining, surrounded by mature greenery and climbing plants. Low-maintenance artificial lawn and a gravel path ensure year-round usability and ease of upkeep. There is the rare advantage of a garage accessed from the rear and permit parking is available on the road.



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Approximate Gross Internal Area
Main House = 850 Sq Ft / 79.0 Sq M
Garage = 155 Sq Ft / 14.4 Sq M
Total = 1005 Sq Ft / 93.4 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 the Winkworth Winchester office on High Street, exit the building and walk south along High Street toward Jewry Street. Turn left onto Jewry Street, then take the very next right onto St George's Street. Parchment Street is the second turning on the left, where you'll find the property tucked away just beyond the terrace properties.

Location

Parchment Street sits in the heart of Winchester's vibrant city centre, just 100 yards from the pedestrianised High Street with its mix of high street shops, independent boutiques, cafés, restaurants and the Theatre Royal. The mainline railway station is also within easy walking distance, offering regular links to London Waterloo in approximately 60 minutes. For transport access, the M3 and A34 highways are readily accessible. Nearby green spaces include scenic walks to St Catherine's Hill and the river Itchen water meadows, perfect for leisure or cycling.

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: Off street parking on driveway.

GARAGE: Is on a separate title. Leasehold with a £1 per annum ground rent. 45 Years remaining on the lease from 2025.

Viewings

Strictly by appointment with Winkworth Winchester Office

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

Winkworth Winchester

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