



Christchurch Road, Winchester, Hampshire, SO23 9SU

Winkworth





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## Spacious and Tranquil Flat with Excellent Access, Garage, and Attic Storage

This spacious first-floor flat is the largest of just five within an attractive brick period building, located on a peaceful residential street just a matter of minutes from the train station and the city centre. Benefiting from a share of the freehold, the flat combines generous proportions with excellent potential for modernisation. A traditional timber-framed porch and well-maintained communal entrance set a welcoming tone, leading up to the flat's private entrance and well-considered internal layout.

Inside, a spacious hallway leads to a large reception room with a decorative fireplace and a south-facing view over the garden. At present the kitchen leads off the hall and there is a recessed dining area. There is a separate utility/ laundry room and a large storage cupboard with shelving further down the corridor. Though in need of updating, the flat has fantastic bones for creating a stylish and comfortable living space.

There are three well-proportioned bedrooms, with bedroom three currently arranged as a study/library with fitted shelving. The principal bedroom enjoys dual-aspect windows, fitted wardrobes, and an en-suite bathroom, while a second bathroom is conveniently located near the other two bedrooms. A large, dry attic provides excellent storage, a valuable addition that sets this property apart.

Externally, residents enjoy access to a communal lawned garden bordered by mature trees, leading into a smaller, more secluded outdoor space. Parking is well catered for with both off-street parking and a private double garage, ideal for secure parking or further storage. Offered with no forward chain, this substantial and well-located property offers rare potential in a desirable setting.







## Christchurch Road, SO23 9SU

Approximate Gross Internal Area  
Main House = 1346 Sq Ft / 125.1 Sq M  
Garage = 287 Sq Ft / 26.7 Sq M  
Total = 1633 Sq Ft / 151.8 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

Starting from our office on Winchester High Street, head west toward Staple Gardens. Then, turn left onto Trafalgar Street, followed by another left onto St Clement Street, and continue for 236 feet. At the first cross street, turn right onto Southgate Street and continue along the B3335 for 0.4 miles. Next, turn right onto Beaufort Road and travel for 0.1 miles. Finally, turn left onto Christchurch Road, where your destination will be on the left.

### Location

Christchurch Road in Winchester, offers peaceful residential living with easy access to local amenities, including a post office, medical centre, and charming pubs. The area is surrounded by green spaces like the nearby water meadows and St Catherine's Hill, perfect for outdoor walks. Winchester High Street, just over a mile away, features shops, cafes, and cultural spots, while Winchester train station is within a short walk. The road is also in the catchment area for well-regarded schools such as St Faith's CE Primary, Kings' School, and Peter Symonds College, making it ideal for families.

### PROPERTY INFORMATION:

**COUNCIL TAX:** Band D, Winchester City Council.

**SERVICES:** Mains Gas, Electricity, Water & Drainage

**BROADBAND:** Full Fibre Broadband Available. Checked on Openreach July 2025

**MOBILE SIGNAL:** Coverage With Certain Providers.

**HEATING:** Mains Gas Central Heating.

**TENURE:** Freehold.

**EPC RATING:** E

**PARKING:** Off Street Parking and Double Garage

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

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