



Parchment Street, Winchester, Hampshire, SO23 8AZ

**Winkworth**





Parchment Street, Winchester, Hampshire, SO23 8AZ

## Beautifully Presented Home in Excellent Central Location

This super Grade II Listed home is an excellent proposition for those who desire sleek features as well as practical, bright and well-presented accommodation. The property is superbly located for Winchester mainline station, good local schools and the city centre just a stone's throw away.

The house is approached through an iron gate and along an attractive tiled path to the front door. An inviting hallway greets visitors and leads firstly to an elegant open plan sitting/dining room with sash window and attractive period style fireplace. The rear of the house contains a stunning kitchen/breakfast room with a central island with bar seating to one end and ample base and eye-level units. Integrated appliances include induction hob, oven, microwave, dishwasher, fridge/freezer and washer/dryer. The room features generous sky lights, a full-height glazed window and French doors to the garden, all allowing plenty of natural light to create a beautiful bright space. Understairs cupboards and a stylish, modern shower room complete the accommodation on the ground floor.

Upstairs, to the front of the property, lies the impressive, light-filled principal bedroom. Two further bedrooms share the attractive family bathroom with bath and shower over.

Outside, to the rear, the enclosed, south-east facing garden is beautifully landscaped with a paved area, shingled area and the rest laid to lawn.

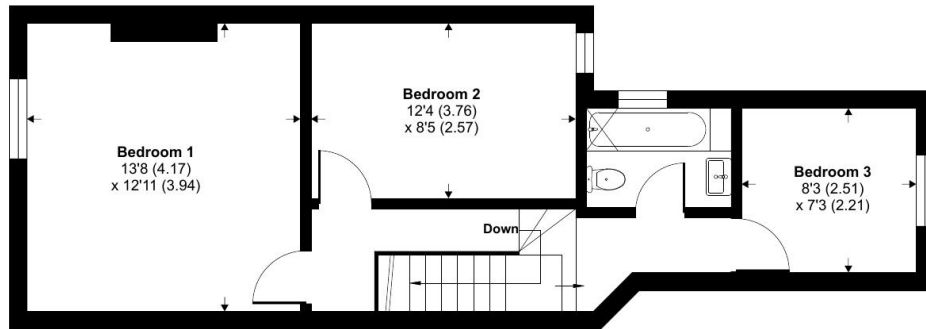




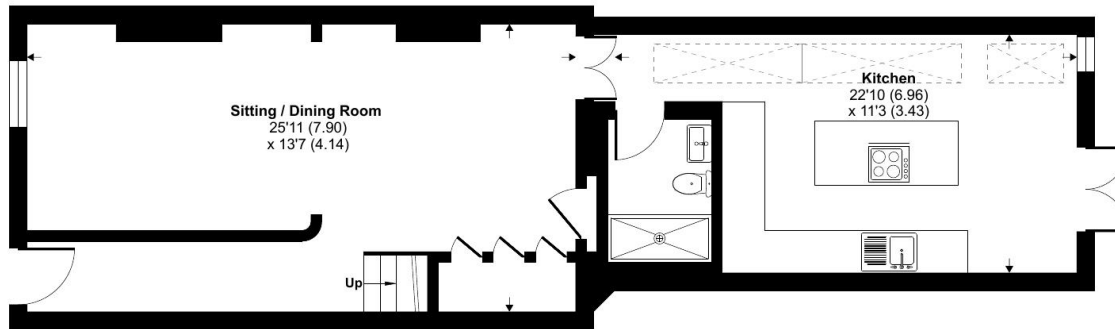
## Parchment Street, Winchester, SO23

Approximate Area = 1098 sq ft / 102 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Winkworth. REF: 948287

## Parchment Street, Winchester, Hampshire, SO23 8AZ

### 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 the property can be found on the left-hand side.

### Location

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 All Through School.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

**Winchester City Council**

**Council tax band:** D

**EPC rating:** E

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

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