



Merchants Place, Upper Brook Street, Winchester, 8HW

**Winkworth**

Merchants Place, Upper Brook Street, Winchester, Hampshire, SO23 8HW

## Well-Presented Townhouse in a Quiet Spot in the Heart of the City

This attractive modern townhouse is situated in a private cul-de-sac, close to the station and city centre, and is in the catchment area for excellent local schools, including St Bede Primary and Westgate All-Through schools.

The heart of the home is the wonderful sitting room which is incredibly light thanks to a mirrored wall and sliding doors onto the conservatory. The conservatory itself is a great space, used as a dining room by the current owners, with plenty of space for entertaining. The modern kitchen is well-appointed with sleek, fitted units providing ample cupboard space which includes a pull-out larder unit and carousel corner units. Integrated appliances include fridge/freezer, double oven and microwave combi oven, induction hob, dishwasher and washer/dryer. There is a good-sized understairs cupboard and additional built-in storage in the hallway. A smart downstairs cloakroom completes the accommodation on the ground floor.

On the first floor, the principal bedroom is an excellent size with views over the garden, double built-in wardrobes and a smart en-suite bathroom. There is a further bedroom/office on this level. Stairs rise to the second floor where there are two generous double bedrooms and a family bathroom with bath and shower over.

Outside to the front there is an allocated parking space, a rarity for a city centre location, as well as further resident and visitor permit parking. A paved path leads to the front of the property with an attractive small area of shrubbery directly in front of the house. The courtyard rear garden is south facing and nicely enclosed, giving a good degree of privacy. It is mainly hard landscaped with shrub borders and there is a gate providing rear access from the garden around to the front of the houses.





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### 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. Upper Brook Street is the third road on the left, then take the second right into Merchants Place. The property can be found along a short footpath leading from the rear right of the car park.

### Location

Merchants Place 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

Service charge £101 per annum to include general maintenance of the courtyard, flower beds, trees, hedges and shrub borders.

### Services

Mains gas, electricity, water and drainage

### Winchester

Council tax band: E

EPC rating: C

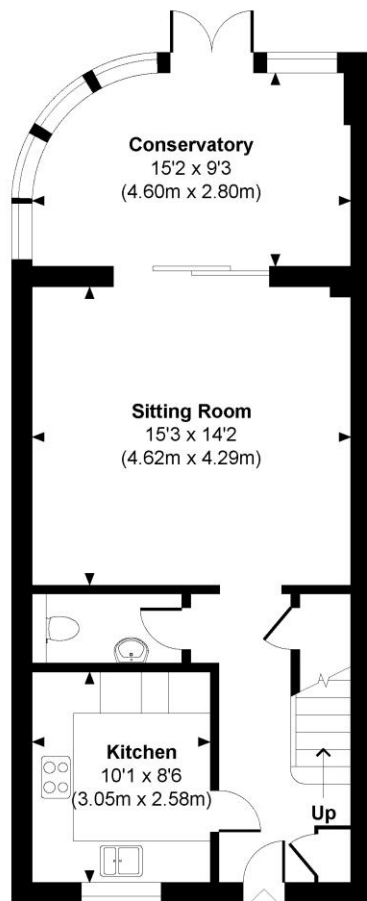
### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

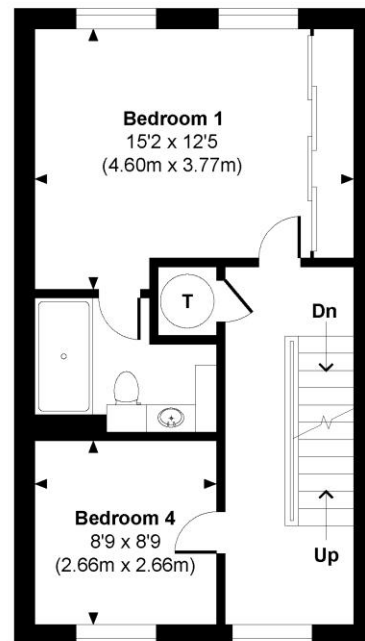
## Merchants Place

Approximate Gross Internal Area  
Total = 1413 Sq Ft / 131.30 Sq M  
Includes areas with Restricted room height.

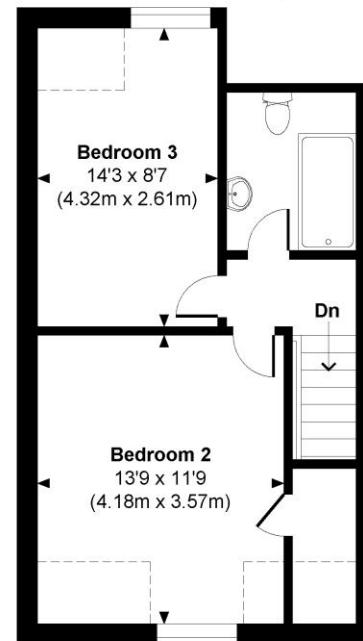


GROUND FLOOR IN

Indicates restricted room height less than 1.5m.



FIRST FLOOR



SECOND 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.

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Winkworth

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