



**BEAUFORT HOUSE** HYDE ST, WINCHESTER, SO23 7DX





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HYDE STREET, WINCHESTER, SO23 7DX

## HANDSOME DOUBLE-FRONTED PERIOD PROPERTY WITH EDUCATIONAL USE

This handsome, spacious Victorian property is very well positioned in Hyde, close to the City Centre and particularly well-placed for ease of access to the railway station which is a few minutes' walk away.

For over 30 years the property had been a much loved and admired local educational establishment, housing the Winchester School of English until it closed in 2020.

The accommodation is principally arranged over two floors with a roomy central hallway on the ground floor leading to two large rooms which were used as classrooms at the front, both with impressive bay windows overlooking the front garden. Towards the rear of the ground floor there is another good-sized classroom to one side, while the other side houses a fitted kitchen which has room for table and chairs. A door from the kitchen leads through to a rear lobby where four individual WCs can be found as well as a useful storeroom. Stairs lead down from the hall to a cellar which is divided into two small rooms. On the first floor the spacious landing leads through to four good sized rooms, two with impressive bay windows, which were used as classrooms.

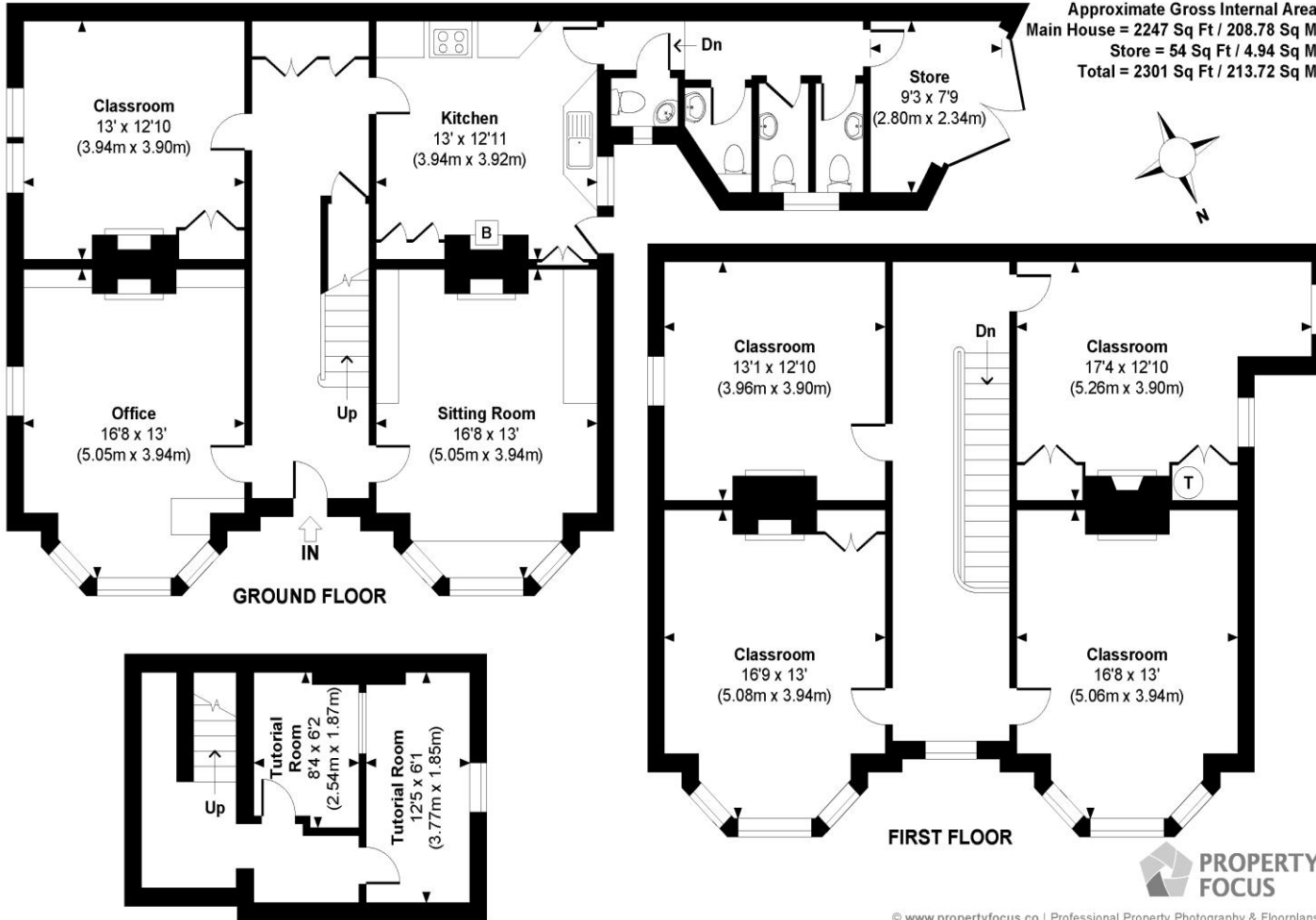
To the front of the property there is a good-sized mature garden, bordered by a low wall.

**Agents Note: The building has F1 Learning and non-residential occupancy class.  
Commercial EPC Rating D**



# Beaufort House

Approximate Gross Internal Area  
Main House = 2247 Sq Ft / 208.78 Sq M  
Store = 54 Sq Ft / 4.94 Sq M  
Total = 2301 Sq Ft / 213.72 Sq M



## Beaufort House, Hyde Street, Winchester, SO23 7DX

### Directions

From our offices in Southgate Street, turn right at the traffic lights and follow the road round to the left onto Jewry Street. At the next set of lights turn left into City Road, then right at the next lights into Andover Road. Take the first right onto Worthy Road. The property can be found on the right at the junction with Hyde Street.

### Situation

Located in the area of Hyde in Winchester City centre and close to the railway station, with links to London Waterloo in approximately 60 minutes. A short walk to the High Street shops, boutiques, Discovery Centre, coffee shops, public houses, restaurants, theatre, cinema, leisure centre, museums and the cathedral. The M3 motorway, A34 and A33 are also easily accessible from this location.

### Tenure

Freehold

### Services

Mains gas, electricity, water and drainage

Rateable Value £14,000

Local Authority reference: NN09286680490008

### Commercial EPC rating

D

### Viewing

Strictly by appointment with Winkworth Winchester Office



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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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