



St. Peter Street, Winchester, SO23 8BP

Winkworth

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Elegant Grade II listed townhouse

An elegant, handsome Grade II listed townhouse beautifully positioned in the city centre and boasting some lovely far-reaching views across the city towards St Giles Hill.

This spacious property offers 3000 square feet of accommodation which has undergone significant modernisation and refurbishment during the current owners' occupation. There is a great deal of charm and character throughout, and practical needs are catered for admirably with large reception rooms, plenty of bedrooms and bathrooms, a utility room and, that rare city centre commodity, ample off-road parking. The location is superb, on St Peter Street one of the quieter central residential streets and enviably positioned for the city centre and mainline railway station. Among many wonderful period features, there are wide floorboards, sash windows, beautifully ornate cornicing, and shutters to many of the windows. One of the stand-out features is a wonderful original, elegant staircase which ties all the floors together, and leads to landings that are large enough to easily house substantial pieces of furniture.

The lower ground floor boasts a large, full-width, attractive, fitted kitchen/dining room at the front with ample low-level storage and more within the large fireplace and the alcove. A door leads out to a small yard which gives access to a cellar/storage areas under the pavement. The rear of the house on this level has a shower room/downstairs WC and a lovely snug overlooking the back garden. A rear door leads out to the garden, with storage/utility off to one side. On the ground floor, the front door leads to the hallway, with a spacious, elegant study/music room at the front featuring beautiful ornate cornicing. A wonderful sitting room with super views lies at the rear, and there is a WC on this level also. In keeping with tradition, the drawing room, a fabulous, large, elegant space, was on the first floor at the front, although the current owners have been using this room as a superb master bedroom. A dressing room/ study is at the rear on this level, and also a shower room - the combination allowing the whole of this floor to be used as a master bedroom suite if required. Climbing to the second floor, there are two further double bedrooms, one very large, and a family bathroom, while on the third floor are two good bedrooms.

The rear garden is a good size and south-east facing so enjoys plenty of sun. Beyond the garden is a large gravel drive providing plenty of private parking, reached via a shared driveway off North Walls.

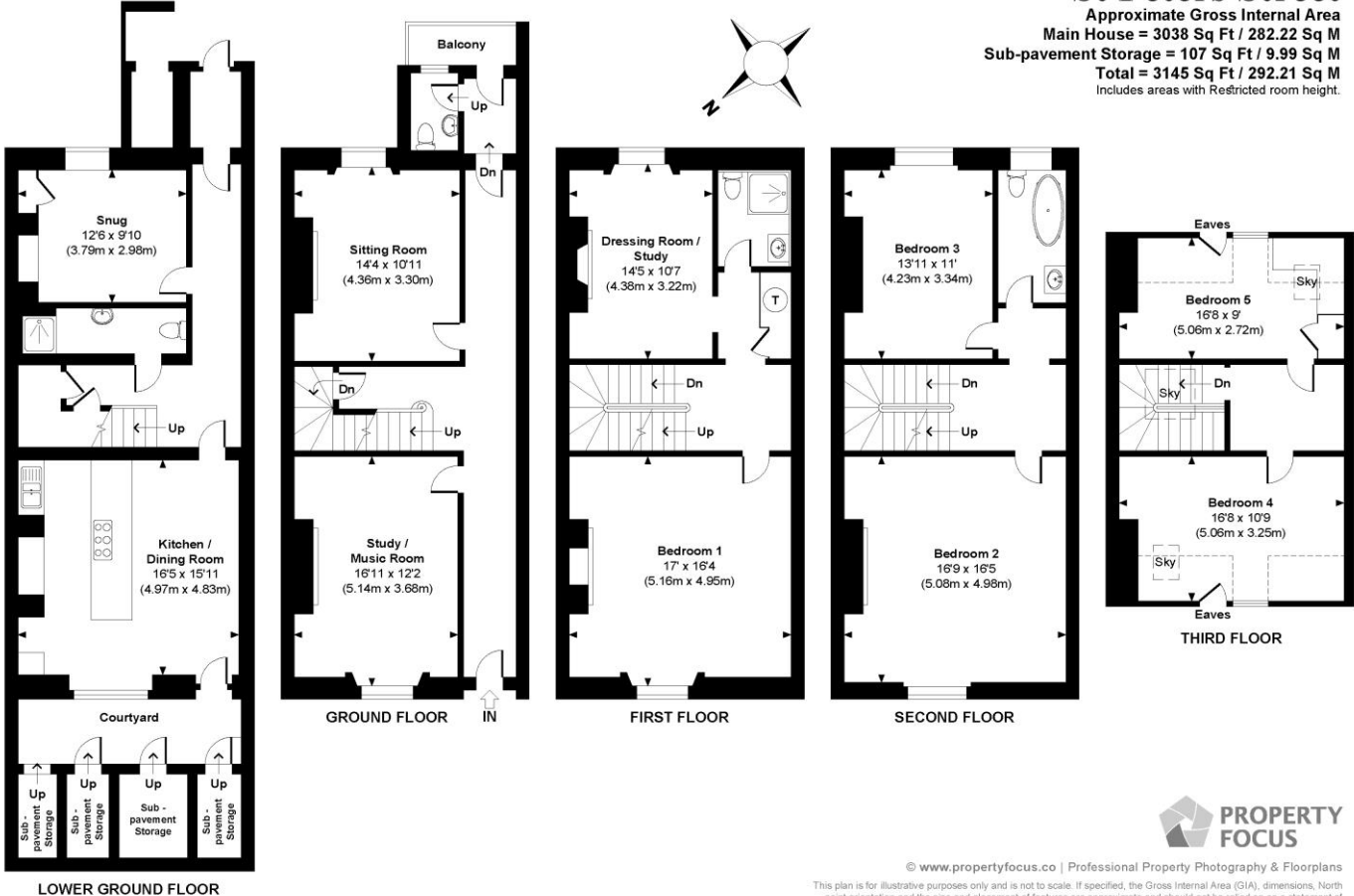




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St Peters Street

Approximate Gross Internal Area
 Main House = 3038 Sq Ft / 282.22 Sq M
 Sub-pavement Storage = 107 Sq Ft / 9.99 Sq M
 Total = 3145 Sq Ft / 292.21 Sq M
 Includes areas with Restricted room height.



Indicates restricted room height less than 1.5m.



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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.

Directions

By foot from our offices on High Street, turn left at the lights and follow the road round onto Jewry Street. At the traffic lights turn right into St. Georges Street, and then first left into St. Peter Street. The property can be found on the right-hand side towards the end.

Location

St Peter 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 wonderful local state schools including St Bede Primary and Westgate Secondary. Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for pre-university education. Renowned private schools such as Winchester College, St Swithuns, Prince's Mead and Pilgrims are close by too.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Council tax band: E

EPC rating: Grade II Listed

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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