



CLAUSENTUM ROAD, WINCHESTER, SO23 9QE

Carter Jonas



# CLAUSENTUM ROAD, WINCHESTER, SO23 9QE

Requiring complete renovation • 2 bedrooms • 2 reception rooms  
• Kitchen • Planning permission for kitchen extension • Popular  
residential road • Stunning direct views to St Catherine's Hill •  
EPC rating E

**DESCRIPTION** This property represents a rare opportunity to acquire an unmodernised character property in a very popular location. Ground floor accommodation comprises a sitting room with bay window and cast iron fireplace surround. To the rear is a dining room with kitchen leading on to the garden. First floor accommodation comprises two generous bedrooms and a family bathroom. All of the rooms at the front of the house have delightful views over water meadows. The internal accommodation is very dated and in need of complete refurbishment. There is currently planning permission in place to extend the kitchen.

To the rear of the property is a charming west facing garden with access to a bin storage area to the rear. Residents permit parking is available upon request from the council.

**LOCATION** Situated in a secluded corner of the sought-after area of St Cross, Clausentum Road only has houses on one side of the street and overlooks the water meadows and St Catherine's Hill. The wider area has many period houses and historic connections, notably the Hospital of St Cross. Peaceful yet accessible, there is a regular bus service to the city centre.

Ofsted outstanding St Faith's Primary School is within 200 metres. Winchester College is a short distance away, as is Winchester railway station with its line into Waterloo. Junction 11 of the M3 is about ¾ mile away, giving access to Southampton and London.

## ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains water, electricity, gas and drainage. Electric central heating.

Local Authority: Winchester City Council. Council Tax Band D.

Viewings: Strictly via the agent Carter Jonas.

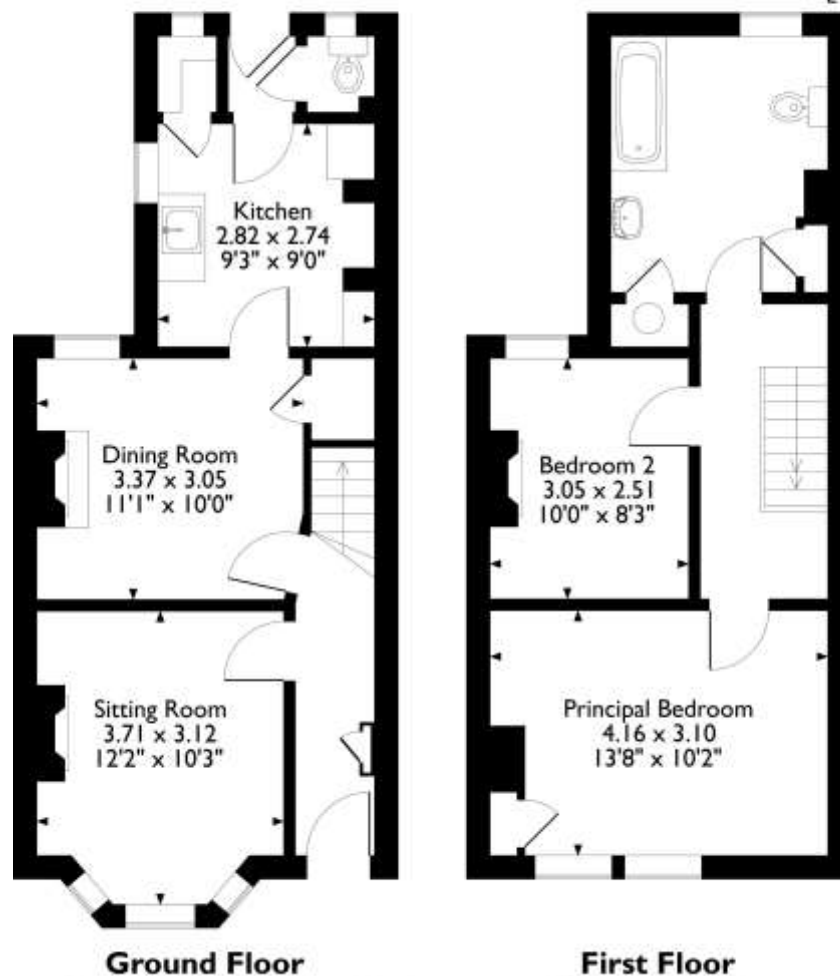
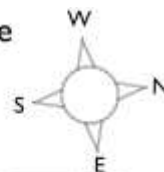
## EXCITING OPPORTUNITY TO REMODEL AND REFURBISH A CHARACTER FAMILY HOME



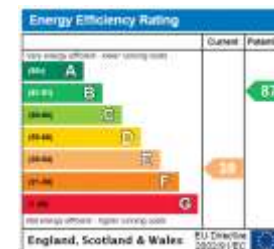




13 Clausentum Road, Winchester, Hampshire  
Approximate Gross Internal Area  
77 Sq M/829 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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