



25 WHARF HILL
Winchester, Hampshire, SO23 9NQ

Carter Jonas

25 WHARF HILL, WINCHESTER, HAMPSHIRE, SO23 9NQ

- 2 bedrooms
- Sitting room
- Kitchen / breakfast room
- Bathroom
- Low maintenance paved rear garden
- Outbuilding
- Located close to the city centre
- EPC rating D

DESCRIPTION

This delightful Victorian cottage is superbly located with easy access to the city centre yet nestled within the peaceful enclave of Wharf Hill. There is a sitting room to the front of the ground floor, with a sash window to the front and a feature fireplace. To the rear of the ground floor is a bright kitchen / breakfast room with a range of base and eye level units and a door to the rear garden. There is also space for a kitchen table. Stairs lead to the first floor, with its two bedrooms and a family bathroom.

OUTSIDE

The generous rear garden has recently been paved in order to provide a low maintenance space which is ideal for al-fresco entertaining. At the end of the garden is a timber outbuilding with access to the lane behind.

A CHARMING COTTAGE IN A FABULOUS LOCATION



LOCATION

25 Wharf Hill is in a conservation area close to the heart of the city centre and is less than ½ mile walk from King Alfred's statue and the bottom of the High Street with its diverse range of shops, supermarkets, cafes and restaurants. The mainline station (London Waterloo within 1 hour) is approximately a 20 minute walk from the property. Winchester offers excellent road links to London via the M3, the south coast via the M27, and north to Newbury and Oxford via the A34. Southampton Airport is just 10 miles away by road or 15 minutes by rail. There are some delightful walks and cycle routes along the River Itchen, Winnall Moors, the water meadows and St. Catherine's Hill which are also easily accessed from the property.

ADDITIONAL INFORMATION

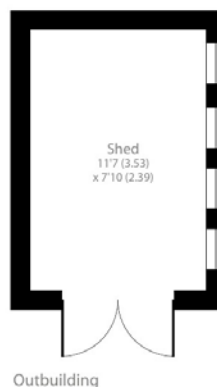
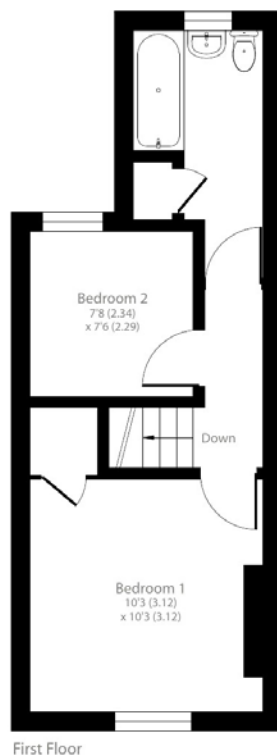
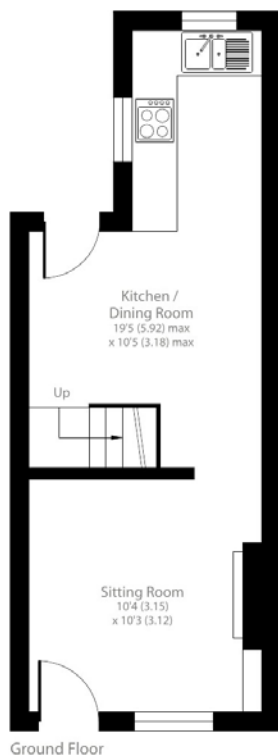
Tenure: Freehold.

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

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

Viewing: Strictly by appointment through Carter Jonas.





Wharf Hill, Winchester, SO23

Approximate Area = 544 sq ft / 50.5 sq m

Outbuilding = 90 sq ft / 8.3 sq m

Total = 634 sq ft / 58.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Winchester 01962 842742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk

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