



**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

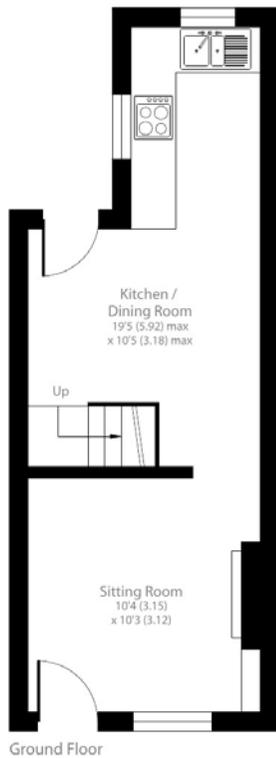
**Tenure:** Freehold.

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

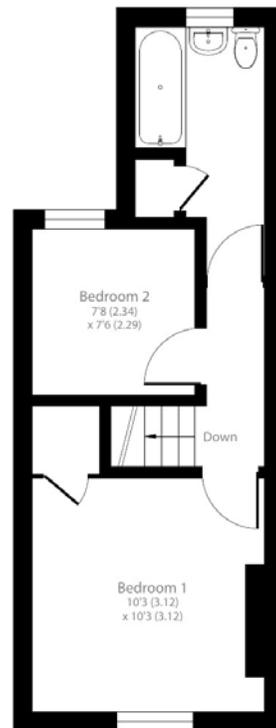
**Local Authority:** Winchester City Council. Council Tax Band C.

**Viewing:** Strictly by appointment through Carter Jonas.

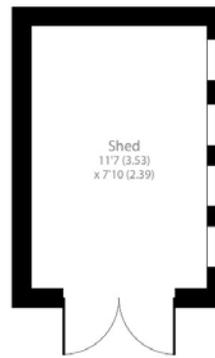




Ground Floor



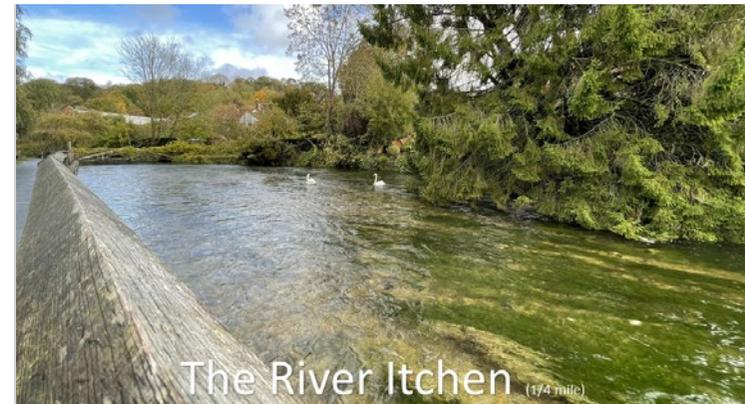
First Floor



Outbuilding

## 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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rtdhcom 2023. Produced for Carter Jonas. REF: 1051660

Winchester 01962 842742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.