



KAI CARTER
ESTATES

12 STAPLE GARDENS

WINCHESTER | HAMPSHIRE

12 STAPLE GARDENS WINCHESTER | HAMPSHIRE

THIS NEWLY REFURBISHED, IMMACULATELY PRESENTED HOUSE IS ON A QUIET ROAD IN THE HEART OF THE CITY CENTRE. OPEN PLAN AND BRIGHT, WITH A NATURALLY LIT BASEMENT OFFICE AND LOVELY TERRACE GARDEN, THIS IS THE IDEAL HOME TO ENJOY EVERYTHING THE CITY CENTRE HAS TO OFFER.

Just refurbished | Immaculate condition

Heart of the city centre | Open plan living space | Basement office

Terrace garden | No chain



The open plan living/dining room has plenty of natural light from both sides. The wooden floors are characterful and hard wearing, there's an open fireplace for winter nights and wooden shutters on the front windows allowing natural light in while maintaining privacy.

The kitchen has been refitted in a modern classic style with a farmhouse sink, new fridge/freezer, oven and built-in microwave, plus a washing machine. The kitchen has access to the back garden.

The basement has been tanked to create a dedicated office space with natural light from the street above. This would also work as a 3rd bedroom or snug.





Upstairs there are two bedrooms and a bathroom. The main bedroom is a generous double with built-in shelving and wooden shutters on the windows.

Bedroom 2 is a single, overlooking the garden. The bathroom has a rainwater shower over the bath and lovely feature sink.



The garden is terraced with mature shrubs, creating a naturally beautiful space for entertaining and relaxing. There's a storage area in the far corner of the garden, with an additional storage cupboard. The garden has direct access to the street behind, ideal for cyclists to access the garden and store bikes.

Historically, Staple Gardens used to be the old hop gardens of Winchester. Some of old wall stones are used in the basement of 12 Staple Gardens, with the ceiling beams originating from ships. This was from a time when materials were re-used and houses built to last. Indeed, this is a wonderfully built house that has stood the test of time very well, as it will for several more generations.



SELLER INSIGHT

This house has been very good to me over the years, I've got some wonderful memories here. I was a bachelor when I moved in and was really sold on the location. Everything is within a 5 or 10 minute walk, so it's perfect for nights out and getting into London by train. There are some great restaurants close by too, so when I was too busy to cook I could have a good meal nearby and quickly.

The open plan living/dining area is great for entertaining – I forged a lot of friendships while I lived here – I've left the 'decorative' empty champagne bottles in the basement, they're testament to a life well lived in this house! The garden was perfect for me, it takes so little upkeep and has plenty of room for a table, chairs and BBQ. I'm a cyclist so the storage cupboard and access to the street from the garden is a real benefit, you don't get that in many houses in the city centre.

I started my business in this house. I tanked the basement and created an office down there. I love that room; it has natural light, it's quiet and a dedicated work space where I could focus. The business is successful so it's been a fortuitous home.

As much as I'm attached to this house, it's time to upsize. I hope the new owner has the same fun and success there I have.



THE LOCATION

Staple Gardens is a quiet road in the heart of the city centre, ideal for those looking to enjoy the culture and nightlife of Winchester, with the mainline train station only a 5 minute walk away.

With a vast array of shops, cafes, and eateries, you're almost spoilt for choice. Small independent businesses thrive in Winchester offering up plenty of different and exciting choices. Additionally, a farmers' market is hosted on the High Street several times a week, with regular craft and antique markets.

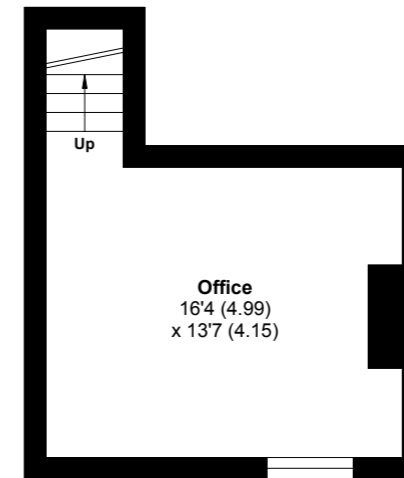
Winchester Cathedral hosts regular events including concerts, festivals, seasonal events and educational courses. The Christmas market draws visitors from far away for its beautiful setting and charming wooden huts featuring beautiful gifts from independent traders.

Winchester puts a focus on natural beauty, with several parks dotted in and around the city. The Sir Harold Hillier Gardens offer a refined venture across 180 acres of maintained public gardens, offering up breath-taking beauty, and also an adventure for little ones too. The Tree trail is a fine example of a lazy afternoon adventure, offering a self-guided trail, offering fascinating facts of all 20 species of tree used to bring a natural glamour to the city.

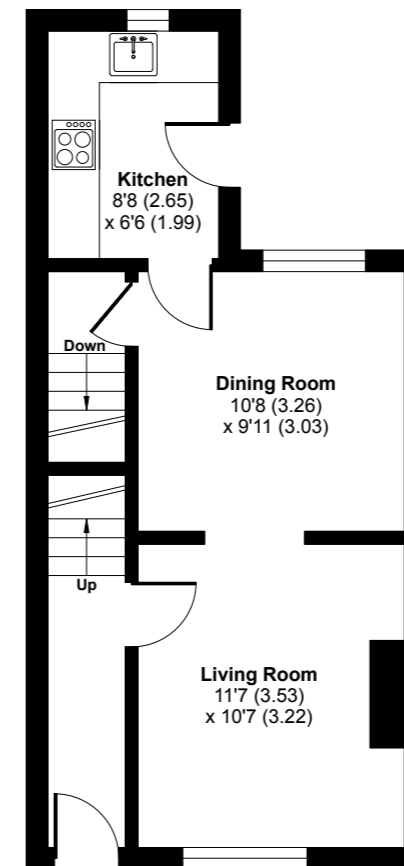
Transport links

- M3: 2 miles / 8 minutes
- Winchester train station: 0.3 miles / 8 minute walk. Reaching London Waterloo in as little as 1 hour

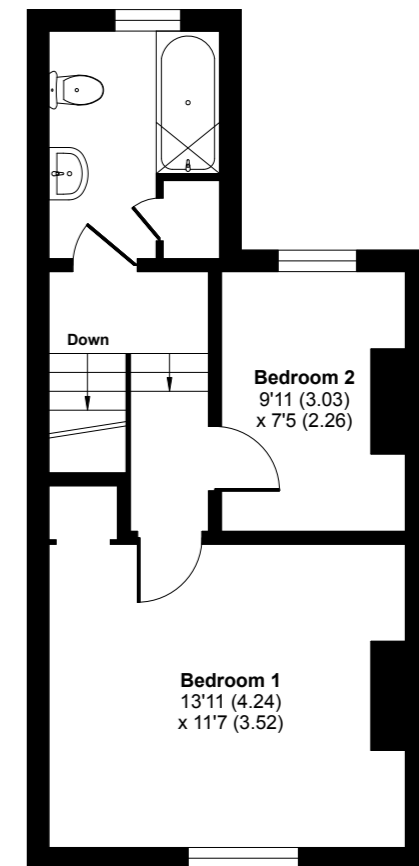
FLOOR PLAN



BASEMENT



GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Floor Area = 885 sq.ft / 82.2 sq.m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. © Elements Property. All enquiries must be directed to the agent, vendor or party representing this floor plan.

EPC Rating: D

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

