



**Ivy Cottage, 24 Parchment Street, Winchester, SO23 8AZ**  
Guide Price £600,000 Freehold





## Ivy Cottage,

24 Parchment Street, Winchester

3 Bedrooms, 1 Bathroom

Guide Price £600,000

- Charming and refurbished character cottage in quiet residential road
- Recently refitted kitchen and utility room
- Cosy sitting room with woodburning stove
- Dining room leading to the recently refitted kitchen and utility area
- Principal bedroom with fitted wardrobes
- Two further bedrooms and contemporary family bathroom
- Secluded walled garden with wonderful views
- Strolling distance to the High Street and Railway Station
- In Catchment for St Bedes and Westgate Schools
- EPC Band D, Council Tax Band D





**IVY COTTAGE, 24 PARCHMENT STREET  
WINCHESTER, HAMPSHIRE, SO23 8AZ**

Charming and immaculate three bedroomed Victorian cottage quietly located in Parchment Street, yet just strolling distance to the bustling High Street located just along the road and the Railway Station.

A pretty front garden with wrought iron gate leads to the property. The moment you enter into the hallway, you get a sense of being in a much loved home, infused with character whilst having been recently modernised and having a contemporary twist. The cottage is full of light, and the engineered oak flooring flows from the hallway into the sitting room and through to the dining room giving a sense of continuity throughout the ground floor.

The cosy sitting room has a large window to the front garden and an attractive woodburning stove, inset into a tiled hearth under an oak mantle. The hallway leads along to the dining room, and through to the kitchen, which has been fitted with a wealth of soft grey cupboards under a quartz worktop, and benefits from a filtered boiling water tap, Smeg range cooker, Smeg extractor fan, slimline dishwasher and American style fridge freezer. The kitchen flows into the utility area, which is fitted with a washing machine and laundry basket, has a door to the cloakroom, and leads out to the garden.

Upstairs there are three bedrooms and the family bathroom. The principal bedroom has large windows to the front of the property, a feature fireplace, and a range of fitted wardrobes. Bedroom two is also a double bedroom, and bedroom three is a single room. The bathroom has been recently refitted with a bath with rainfall shower, basin inset into vanity unit, wc, and contrasting wall and floor tiles off set with contemporary black towel rail and matching taps, shower head and black and glazed shower screen.

There are small touches throughout the property such as replacement vintage style radiators, recently replaced combi boiler, Hive heating system, and traditional style replaced double glazed windows. It comes in catchment for St Bedes CofE Primary School, The Westgate School and Peter Symonds 6th form college, each of which are within walking distance.











## THE GARDENS:

The secluded rear garden is simply a joy and looks directly to St Peter's Church.

It has a terrace area, ideal for outside dining, leading to a lawn, sided with a paved pathway to the rear with raised flower beds.

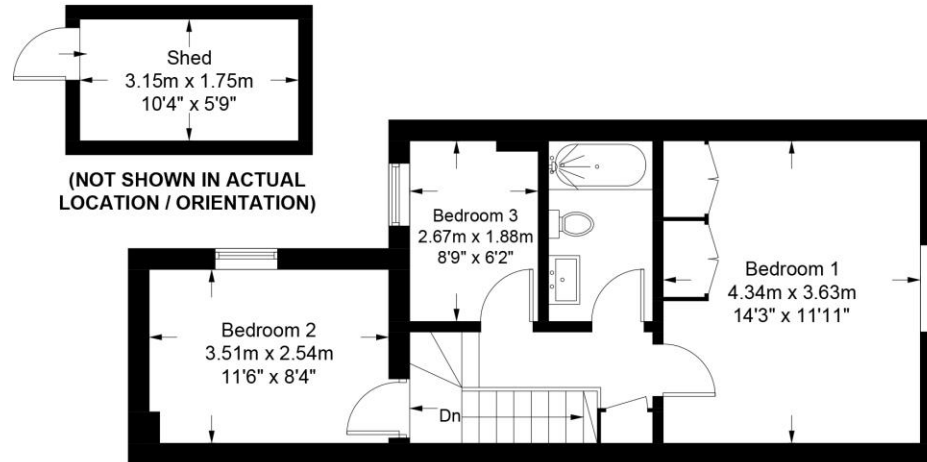
It is fully enclosed with the most glorious and historic flint wall on the right, brick wall on the left, each of which is covered with lush green planting offering seclusion from neighbours on either side.

To the rear, there is a large shed area, ideal for storage. The front of the property is set back from the street with an attractive and traditional low wall and pillar with wrought iron railing and gate, leading to a tiled pathway, shingled garden and painted wooden bin store.

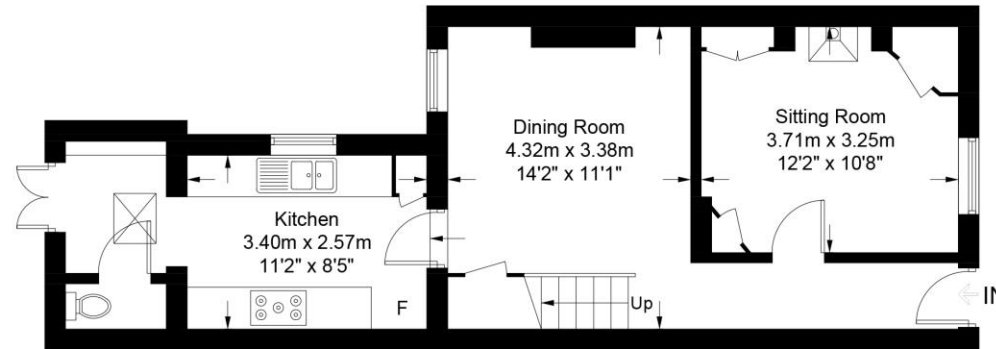




Approximate Gross Internal Area = 87.6 sq m / 943 sq ft  
Shed = 5.5 sq m / 59 sq ft  
Total = 93.1 sq m / 1002 sq ft



FIRST FLOOR



GROUND FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
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