



1 St James Mews, Winchester, SO23 9DW
Offers Over £1,250,000 Leasehold



1 St James Mews, St Cross, Winchester

3 Bedrooms, 3 Bathrooms

Offers Over £1,250,000

- Exquisite contemporary coach house with vaulted ceilings, set in secluded location close to the city
- Open plan living/kitchen/dining room with wall of doors and glass to the courtyard garden
- Principal bedroom suite comprising dressing area and luxurious ensuite shower room
- Guest bedroom with fitted wardrobes and ensuite shower room
- Third double bedroom with fitted wardrobes
- Family bathroom, cloakroom and utility cupboard
- Underfloor heating throughout the ground floor
- Recently installed solar panels contributing to an enviable EPC Band B
- Secluded westerly facing rear courtyard garden with sentry box shed under tiled roof
- Private allocated parking for two cars, with EV charging point



1 ST JAMES MEWS, WINCHESTER, HAMPSHIRE SO23 9DW

The property itself forms part of the only original building within a prestigious development of just 14 apartments and townhouses built by Bargate Homes in 2015 on the edge of St Cross.

It dates from 1867, when it was the officers' coach house for the garrison, with the coaches being downstairs and the horses led up to the first floor. In more recent times, we understand that during World War Two, instrument panels were built here for Spitfires, with small Spitfire factories being located both in Winchester and nearby in Hursley.

Elegant colour-washed Georgian style apartments front Southgate Street, with a striking archway leading through to the Coach House and three further townhouses to the rear.

Wrought iron gate and railing open into a well-tended front garden, and to the front door. Upon entering the property, this warm and comfortable home greets with an abundance of natural light flowing throughout the ground floor, enhanced by a wall of doors and windows leading to the courtyard garden.

LIVING ACCOMMODATION: The open plan living space perfectly complements period charm with contemporary lifestyle, leading to a beautifully fitted kitchen.

KITCHEN: The kitchen features a wealth of soft grey and white cabinetry, a Quooker tap, and waste disposal unit. Built in appliances include a double Miele oven with warming drawer, full length fridge, dishwasher, freezer and wine fridge, with under pelmet lighting and open shelving.

There is underfloor heating throughout the ground floor, French windows to the garden, and it also benefits from a cloakroom and useful utility cupboard which houses the washing machine/tumble dryer..





PRINCIPAL BEDROOM SUITE: The principal bedroom suite spans the depth of the property, featuring a vaulted ceiling with exposed original timbers. A large window overlooks the front courtyard, filling the room with natural light. The suite also includes a thoughtfully designed dressing area with fitted hanging space, shelving, drawers, and a dressing table.

ENSUITE: A door from here leads to the luxurious ensuite shower room, which includes a WC in a tiled open cubicle. A double walk-in shower has a rainfall showerhead, and benefits from a useful a recessed shelf. The twin basins have recessed faucets set into vanity storage, and sit in front of a tiled shelf with a large inset mirror.





GUEST BEDROOM/BEDROOM TWO: The guest bedroom includes two sets of built-in wardrobes, one of which has a cleverly designed built-in desk, and fitted bookshelves.

ENSUITE: Its fully tiled ensuite shower room has a window overlooking the courtyard, a walk-in shower with a rainfall showerhead, a WC, and a basin set within vanity storage.



FIRST FLOOR LANDING: From the entrance hallway, a striking double-height vaulted ceiling features a staircase with attractive wooden balustrades and glass panels lead to a galleried landing on the first floor where there are exposed beams.

BEDROOM THREE: The third bedroom is a charming room with two windows overlooking the courtyard, and also benefits from a wall of fitted wardrobes.

FAMILY BATHROOM: The family bathroom is fully tiled and benefits from a bath with a recessed faucet and shower, a WC, and a basin inset into a vanity unit for storage. A large, illuminated mirror is set behind a practical storage shelf.



GARDENS: The front and rear gardens were designed by the award-winning horticulturist Andrew McIndoe, created to be low maintenance with planting schemes of perennial shrubs and small ornamental trees. The walled rear garden is paved with limestone flags and is the perfect size for relaxed dining or entertaining, and there is an electric awning for sun cover on hotter days. A small sentry shed with an attractive tiled roof provides useful space for outdoor and gardening equipment. A lockable gate provides access to the parking for the property.

THE PROPERTY: *Construction: Built in 1867 as a coach house, this property has been completely refurbished as a new-build in 2015 and therefore construction is a mix of original brick, timber and tile and modern materials.*

FURTHER INFORMATION: *The property sits within the Winchester Conservation Area; Local Authorities: Hants County Council and Winchester City Council. Council Tax Band F; EPC Band B.*

TENURE: *Leasehold 999 years of which 988 remaining; Freehold owned by St James Mews Mgt Ltd. Managing Agents, HMS Property Management; Service Charge for 2025: £470.14 pa*

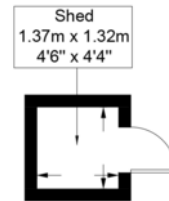
PARKING: *Two private allocated spaces, and an EV electric car charging point.*

SERVICES: *All mains services connected, solar panels also installed – please see EPC*

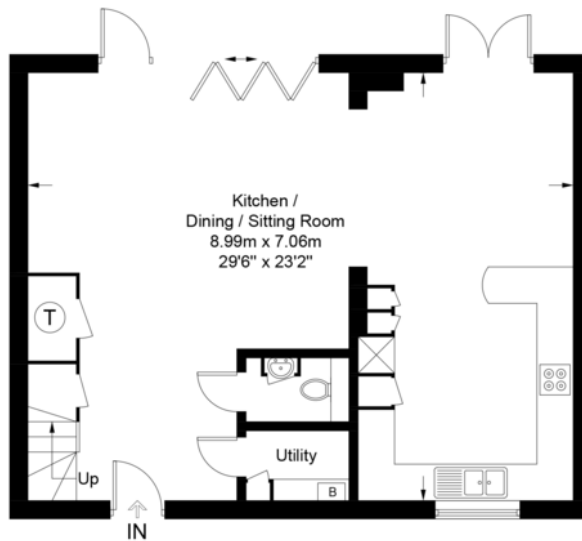
BROADBAND: *Standard 16 Mbps Superfast 80 Mbps (data from Ofcom broadband checker)*

ST CROSS: *is one of the prime residential locations of Winchester. The mix of ancient buildings, Roman, Norman and medieval as well as river walks, leafy gardens and wide tree lined streets, coupled with open playing fields and a flat walk into the town centre, past the walls of Winchester College and the Cathedral, all combine to make this an attractive and highly sought after place to live.*

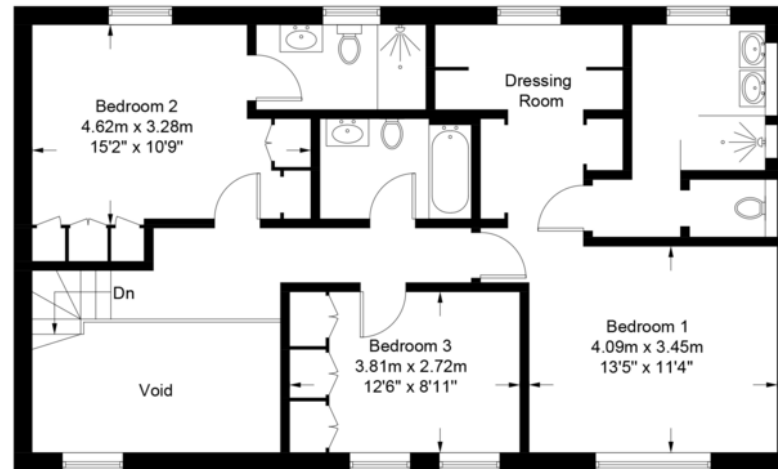
Approximate Gross Internal Area = 151.1 sq m / 1626 sq ft
Shed = 1.8 sq m / 19 sq ft
Total = 152.9 sq m / 1645 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1164368)

MAC NKS

4 Romsey Road • Winchester • SO23 8TP
T: 01962 843346 • E: winchester@martinco.com

01962 843346

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.