



**8 St Catherine's Road, Winchester, SO23 0PP**  
Guide Price £625,000 Freehold





**8 St Catherines Road, SO23 0PP**

**3 Bedrooms, 2 Bathrooms**

**Guide Price £625,000**

- Attractive terraced three-bedroom period home in popular Highcliffe
- Modernised and open plan kitchen/ dining room
- Sitting room with wood-burning stove
- Principal bedroom with fitted wardrobes
- Two further bedrooms, one with ensuite shower room
- Contemporary family bathroom
- Landscaped garden with summer house
- Within easy reach of shops and services of the town centre
- In catchment for All Saints CofE Primary School, The Westgate School and Peter Symonds 6<sup>th</sup> form college
- Council Tax Band D, EPC Band C





## 8 ST CATHERINES CLOSE WINCHESTER

This beautifully renovated mid-terrace home is ideally located within half a mile of the High Street and offers an impressive 1,100 sq ft of stylish living space across three floors.

St Catherine's Road is one of the most popular and sought after roads within the Highcliffe district of Winchester, with the highly regarded All Saints CofE Primary school being just along the road. Residents and families gather together several times a year when the road is closed and all come out to socialise.

Believed to date from the Victorian period, the property showcases classic period charm with an attractive dentil brickwork course on its front elevation, while a full renovation in 2019, including new windows and doors, a contemporary kitchen, upgraded flooring, and modern bathroom and shower room, ensures a high standard of finish throughout.

This elegant home perfectly blends period character with contemporary finishes, making it a superb choice for modern living.

The inviting sitting room featuring a charming wood-burning stove, leads seamlessly into an open-plan dining area and kitchen. An ideal space for entertaining. The contemporary kitchen is a standout feature, boasting sleek gloss units, ample work surfaces, integrated appliances, and stylish open shelving.







**AND SO, TO BED:** Upstairs, there are three bedrooms over two floors. The first floor features a beautifully bright Principal Bedroom with a charming cast iron fireplace fitted with wardrobes to either side; Bedroom Two is a pretty room, and overlooks the garden. The luxurious bathroom features a striking egg-shaped bath with separate shower cubicle, whilst the loft has been converted to be a spacious double bedroom, with charming exposed brick chimney, Velux windows, and an modern ensuite shower room.







**GARDEN:** The lovely rear garden has been landscaped and improved within the last five years, creating a delightful space for enjoying sunny days and entertaining friends, with steps up to a lawned area and well stocked borders and beds. A Summer House at the rear provides useful shelter and storage. The front garden is protected by a low wall and attractively gravelled.



**THE PROPERTY:** It is understood to be a late 19th/early 20th Century terraced property over three floors, believed to date from around 1880 to 1910 and therefore construction is believed to be of traditional brick under a tile roof. Overall plot size 0.03 acres.

**Local Authorities:** Hampshire County Council and Winchester City Council.

**Services:** All main services connected. **Tenure:** Freehold.

**Flood Risk:** Surface Water - very low; Rivers and Seas – very low.

**Broadband:** (*Data via Ofcom*): Standard: Max 16 Mbps Download speed; Superfast: Max 80 Mbps Download speed; Ultrafast Max 1000 Mbps Download speed available.

**Parking:** Permit parking available via Hampshire County Council, allows for parking on-street in the immediate area. We understand that there is an allocation of two resident and two visitor permits, at c£75pa each, and a book of additional scratch cards.

**SCHOOLING:** The property falls within catchment for All Saints C of E Primary School, The Westgate School, and Peter Symonds 6th Form College, each of which are within walking distance. Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.

**LOCATION:** Highcliffe is a popular family location, being ideally situated for access to the town centre, as well as having Winchester's main line station within good walking distance. The historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses are nearby. Further entertainment and interest can be found in the river walks, Winchester's Theatre Royal, Everyman cinema, many museums and the city's stunning Cathedral, for which there is an enviable roof top view from the top floor bedroom.



Approximate Gross Internal Area = 101.8 sq m / 1096 sq ft  
 Outbuilding = 6.5 sq m / 70 sq ft  
 Total = 108.3 sq m / 1166 sq ft



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

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