Knight Frank

11 WHARF HILL, WINCHESTER

Hampshire, SO23 9NQ

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An exceptional and highly versatile period townhouse, enviably positioned on the sought-after Wharf Hill. Enjoying an elevated setting above the Itchen Navigation.

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Local Authority: Winchester City Council

Council Tax band: E

Tenure: Freehold

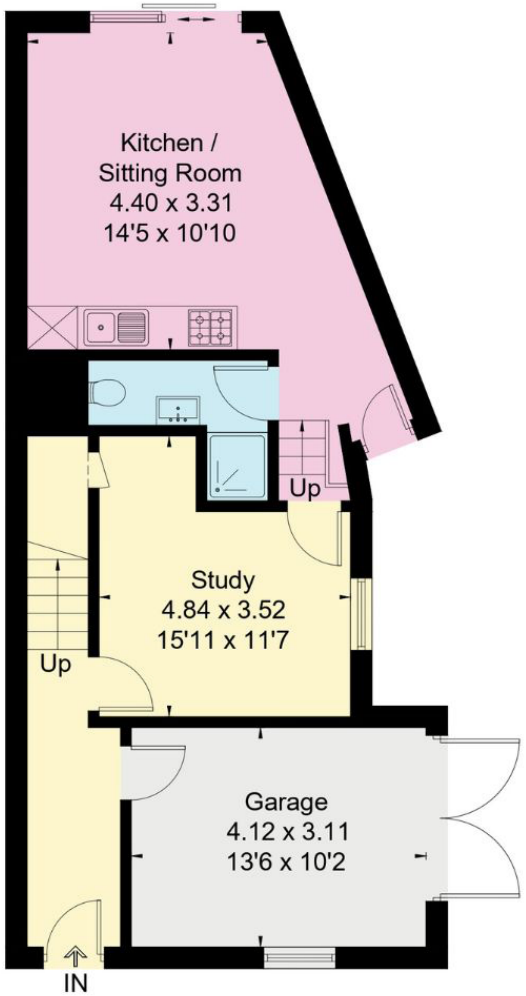
Services: Mains services connected

Guide price: £757,500

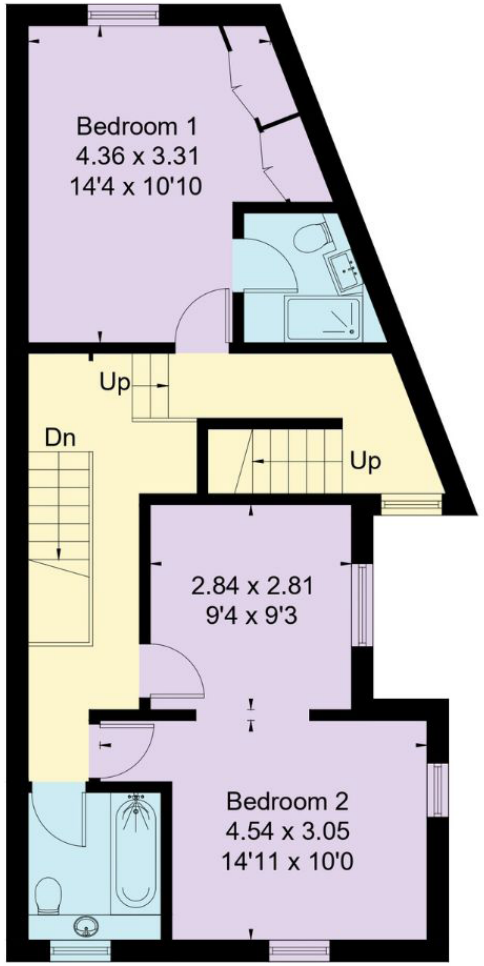
AN EXCEPTIONAL RENOVATED TOWNHOUSE WITH ELEVATED VIEWS ACROSS THE CATHEDRAL AND HISTORIC CITY

A welcoming entrance hall provides access to a well-proportioned integrated garage, offering flexibility for parking, or alternatively use as a studio/workshop. Also accessed from the hallway is a ground floor reception room, which flows through to a further living area overlooking the courtyard. This space incorporates a kitchen and benefits from an external door to the front of the property, allowing independent access, ideal for guest accommodation, independent living or a premium Airbnb opportunity. The first floor hosts two generously sized double bedrooms, each with its own en suite bathroom. A staircase rises to a galleried landing, opening into an impressive vaulted open-plan living space. This light-filled room incorporates a fitted kitchen, dining area and seating space, with doors opening onto a magnificent south-east facing roof terrace garden. Addionally the property has private off-road parking.

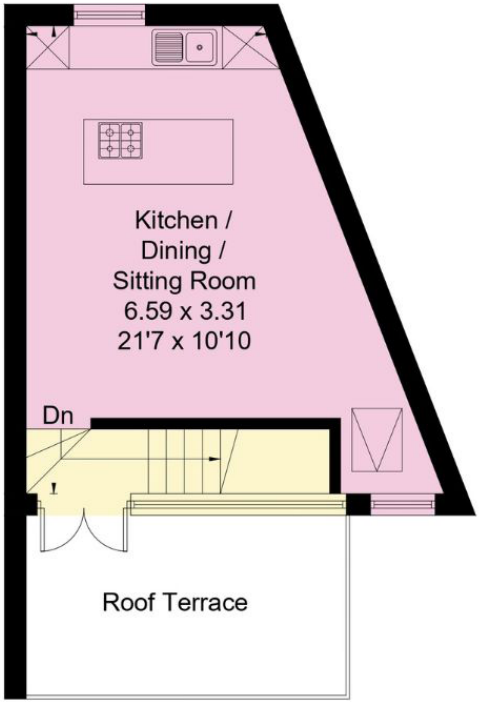
Approximate Floor Area = 137.0 sq m / 1475 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 149.7 sq m / 1612 sq ft



Ground Floor



First Floor



Second Floor

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. (ID767266)

We would be delighted to tell you more.

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