



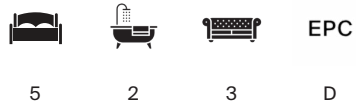
## HARLEY HOUSE, BACK STREET

Winchester, Hampshire, SO23 9SB



# BACK STREET, WINCHESTER

A charming, detached Grade II listed, 16th century residence, located on the highly desirable Back Street of St Cross in Winchester.



Local Authority: Winchester City Council

Council Tax band: G

Tenure: Freehold

Guide price: £1,100,000



## HARLEY HOUSE, BACK STREET

'Harley House' accommodation is arranged across 2 floors with an overall internal square footage (excluding the garage) of 2237 sq/ft. From a welcoming entrance hall with an attractive inglenook fireplace, leads to the sitting room with garden access, a study into a store room and the kitchen into the utility room. Additionally, there is a ground-floor cloakroom and a rear lobby boot room. Upon the first floor, there are 5 bedrooms, each with recessed cupboard/wardrobe space and 2 family bathrooms. Furthermore, there is a generous amount of eaves storage.

Outside, the property has an attached garage, with vehicle space within. There is a side gated access to the rear garden (approx. 0.3acre), which has a wonderfully secluded westerly aspect.

Subject to the usual planning consent, the property has the potential to be extended (previously granted February 1974 – ground floor garden room).

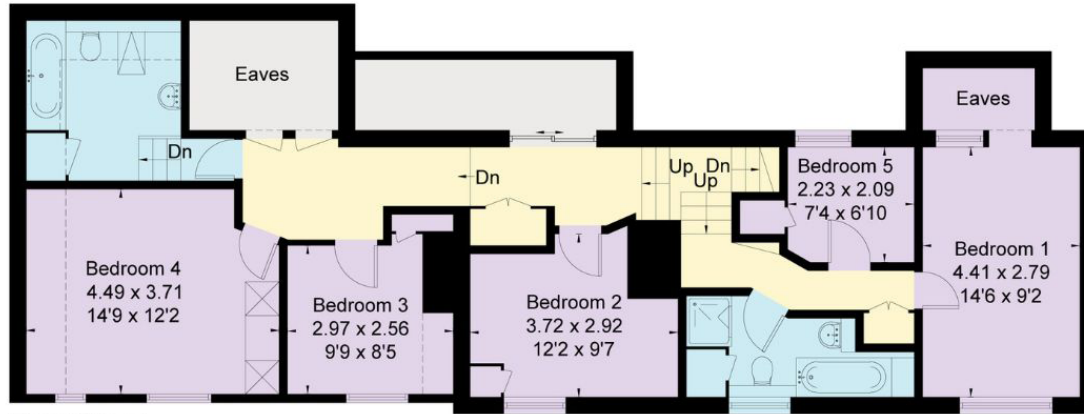


Services: All mains



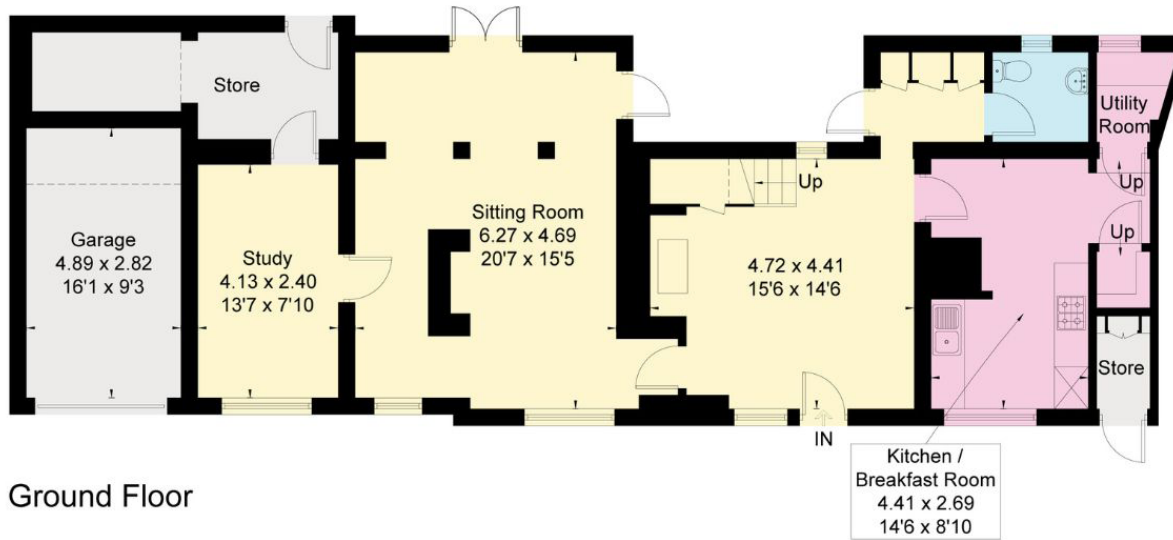


Approximate Floor Area = 207.8 sq m / 2237 sq ft  
 Outbuilding = 14.8 sq m / 159 sq ft (Including Garage)  
 Total = 222.6 sq m / 2396 sq ft



First Floor

[Symbol] = Reduced head height below 1.5m



Ground 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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