



*Toby Gullick*  
INDEPENDENT PROPERTY SPECIALIST

# Parchment Street, Winchester, SO23

Guide Price £575,000

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**AN ELEGANT AND PERFECTLY POSITIONED THREE STOREY PERIOD STYLE TOWN HOUSE IN THE HEART OF THE CITY OFFERING SUPERB AND VERSATILE LIVING WITH SCOPE TO ENHANCE**

**St Bede and Westgate School Catchment/ Boasts 1138 Sq. Ft / Garage/ City Centre Location**

A charming and delightful period style terraced townhouse, handsome in appearance and brimming with curb appeal, perfectly positioned in a highly sought-after location in the very heart of the City Centre. With its attractive façade and classic sash windows, the property beautifully blends character with practicality. Enjoying close proximity to both the High Street and the mainline train station, it is also within catchment for the highly regarded St Bede and Westgate Schools, making it an exceptional choice for families and commuters alike. This attractive home offers well-proportioned accommodation arranged over three floors. An inviting entrance hall provides a warm welcome and sets the tone for the light-filled interiors beyond. To the rear, the kitchen/breakfast room is a particularly impressive space, bright and airy, with generous glazing and direct access to the garden. Fitted with an excellent range of base and eye-level units, it offers ample storage and preparation space, and there is plenty of room for a dining table, making it a true heart-of-the-home space perfectly suited to both everyday family living and entertaining. On the first floor, the spacious principal bedroom is positioned to the front of the house and benefits from its own ensuite shower room and fitted wardrobe storage. To the rear, a well-proportioned sitting room enjoys attractive views over the garden, creating a relaxing and peaceful retreat. A convenient WC completes the accommodation on this level. The second floor continues to impress, offering two further generous double bedrooms and a family bathroom, providing flexible space for family life, guests, or home working. Outside, the rear garden is designed for low maintenance and features a generous patio area, ideal for outdoor entertaining and al fresco dining with minimal upkeep. To the front, an integral garage provides valuable storage and presents an exciting opportunity to extend and enhance the living accommodation, subject to the necessary planning consents.



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Approximate Area = 992 sq ft / 92.1 sq m  
 Garage = 146 sq ft / 13.5 sq m  
 Total = 1138 sq ft / 105.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richroom 2020. Produced for Toby Gullick Independent Family Estate Agents. REF: 1420395.

- An Attractive And Appealing Terraced Property
- Three Charming And Generous Double Bedrooms
- Modern Ensuite Shower Room And Family Bathroom
- Superb Kitchen/Breakfast Room
- Boasts Over 1100 Sq.Ft
- Integral Garage/ No Forward Chain
- Close To The Mainline Station
- Prime City Centre Location
- Potential To Develop And Extend The Living Accommodation STP
- Within Catchment Area For St Bede And Westgate Schools

