



*Toby Gullick*  
INDEPENDENT PROPERTY SPECIALIST

# Parchment Street, Winchester S023

Guide Price £780,000

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## A BEAUTIFULLY REFURBISHED VICTORIAN CITY HOME COMBINING TIMELESS CHARACTER WITH ELEGANT CONTEMPORARY LIVING

Occupying a coveted position on one of Winchester's most desirable side streets, this beautifully refurbished Victorian home effortlessly blends timeless character with contemporary family living. The characterful sitting room is a particularly inviting space, centred around a feature fireplace and enhanced by a handsome bay window that floods the room with natural light. An additional elegant reception room featuring another impressive open fireplace and period character, offering flexible use as either a formal dining room or ground floor bedroom. To the rear, the home opens beautifully into a bright and sociable dining area and an outstanding kitchen/ breakfast room, expertly redesigned for modern lifestyles. Fitted with quality integrated appliances, extensive storage and an informal seating area, this superb open-plan space flows seamlessly onto the appealing gardens through double doors, enhancing the connection between the beautifully designed interiors and the tranquil outdoor spaces. A cloakroom and utility cupboard complete the ground floor accommodation. Ascending the traditional Victorian staircase, the first floor continues the home's elegant presentation. The generous principal bedroom benefits from a stylish en suite bathroom with high end finishes, whilst two further double bedrooms benefit from having their own beautifully appointed shower rooms providing versatile accommodation for family life, guests or home working. There is also a substantial sun terrace accessed from an impressive reclaimed cast iron black spiral staircase in the rear garden, providing an exceptional elevated retreat with ample space for relaxed seating, al fresco dining and sophisticated entertaining. Enjoying wonderful views across the city skyline, this private outdoor sanctuary offers the perfect setting to unwind with morning coffee, evening drinks or gatherings with family and friends, all while embracing the unique charm and atmosphere of central Winchester. Outside, the garden is a true rarity for such a central Winchester setting. Exceptionally generous and wonderfully private, it has been thoughtfully landscaped to create a peaceful retreat away from the bustle of city life. A winding pathway leads to a secluded seating area at the rear, with excellent potential for a garden studio, office pod, gym or ancillary accommodation STPP.





**Parchment Street, Winchester, SO23**

Approximate Area = 1167 sq ft / 108.4 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). © richcom 2020. Produced for Toby Gullick Independent Family Estate Agents. REF: 1460451

- An Elegant and Immaculate Victorian Residence
- One Contemporary Ensuite Bathroom/ Two Luxurious Ensuite Shower Rooms
- A Light Filled Sitting Room With Beautiful Bay Window And Open Fire Place
- Generous Enchanting Rear Garden
- Exciting Potential To Extend STPP / No Onward Chain
- Four Elegant Double Bedrooms
- An Impressive Kitchen/ Breakfast/ Dining Area
- Stunning Roof Terrace With Appealing City Views
- Prime Central City Location
- St Bede And Westgate School Cathment

