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INDEPENDENT PROPERTY SPECIALIST

Upper High Street, Winchester, SO23

Guide Price £625,000

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A CHARMING AND APPEALING 1,661 SQ FT PERIOD HOME WITH CHARACTER AND POTENTIAL IN CENTRAL WINCHESTER

This attractive period terrace offers 1,661 sq ft of versatile living space, full of character and original features, and represents excellent value in one of Winchester's most desirable central locations. This appealing home boasts elegant sash windows and beautiful period fireplaces, blending timeless charm with modern comforts. The property also benefits from being in the Western Primary school, Westgate Primary and Secondary school catchment.

On the ground floor, the front aspect living room is bright and welcoming, while the modern kitchen impresses with stone-tiled flooring, ample cupboard storage, and direct access to a light-filled conservatory, currently used as a dining room. Double doors open onto the pretty city garden, a private, low-maintenance space perfect for entertaining or relaxing. A real highlight is the versatile basement, offering a generously sized utility room and an additional reception room, ideal as a fourth bedroom, studio, or a home cinema as it features a projector and built in surround speakers.

FIRST FLOOR On the first floor, you'll find a charming double bedroom with fitted wardrobes and a period fireplace, along with a generously sized elegant bathroom, enhanced by its own appealing original fireplace.

SECOND FLOOR The second floor provides two further double bedrooms, each with their own charm and unique period features and wonderful city views.

OUTSIDE Externally, the property is complemented by a secluded rear city garden, an inviting space that's both private and easy to maintain.

This attractive terrace provides generous living space, a versatile basement, and a secluded garden, an ideal balance of comfort and convenience in a prime Winchester location.



17 Upper High Street, Winchester, SO23 8UT

Approximate Gross Internal Area = 154.3 sq m / 1661 sq ft



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. (ID1029050)

- A Charming and Substantial Period Property
- Modern Kitchen
- Elegant Family Bathroom
- Large Utility Room
- City Centre Location and Close to the Mainline Station
- Characterful Living Room
- Light Filled Conservatory/ Dining Room
- Four Double Bedrooms
- Resident's Permit Parking/ Catchment Area For Westgate All Through School
- Offers Great Potential and Value at 1661 sq ft

