



35a Canon Street
Winchester, Hampshire

A deceptively spacious, beautifully restored city home in the heart of old Winchester.

Charming, extensively refurbished and presented to an exceptionally high standard, Canon Street is a desirable postcode within the heart of the historic City of Winchester.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOMS



GARAGE



GARDEN OFFICE



FREEHOLD



CITY CENTRE



1,246 SQ FT



**GUIDE PRICE
£895,000**

The property

35A Canon Street is a stunning, expertly renovated three bedroom Victorian mid-terrace cottage in the heart of Winchester's conservation area, within striking distance of the Cathedral grounds, shops, pubs, sports facilities and countryside. Newly-refurbished and presented to a very high standard, the property combines historic charm with a high-quality modern interior in the centre of the city.

The open, ground floor layout features high ceilings and daylight from double-glazed sash windows. The sitting room adjoins a kitchen/dining room with fitted units and appliances, and an open utility room leading to a WC and door to the charming courtyard garden. To the first floor is situated a spacious principal bedroom which includes large, shuttered double sash windows and a fitted cupboard. A second double bedroom and a substantial newly-fitted second-floor bedroom provide ample family or guest accommodation with views of the cathedral. The bathroom at the rear of the cottage includes a power shower, remotely-operated Velux window, luxurious

free-standing bathtub and large vanity unit.

Believed to have been built in the 1840s, this three-storey cottage was completely stripped back and refurbished in 2023-2024, with works including a new roof; substantial bedroom with north and south dormer windows; new bathroom with power shower and free-standing bath; new ground-floor WC; new hand-built staircases and front door; insulated wood laminate ground flooring; replumbing with a new combination boiler; multi-fuel chimney flue; and complete replumbing and rewiring throughout. The feature sash windows have been fully refurbished and double-glazed, and fitted with custom-made shutters, all other windows have been replaced with easy-to-maintain uPVC.

The brand new kitchen incorporates a fitted Neff oven and separate Neff combi oven/microwave, Neff induction hob and Miele dishwasher. The utility room features a utility sink, connections for a free-standing washer and dryer, and ample room for a large fridge-freezer.



Outside

Outside, the attractive and quiet courtyard has a new hand-built closeboard fence and an insulated summer house with mains power and ethernet connectivity.

The property benefits from mains gas, electricity and water (all completely replaced from mains connections) and high-speed fibre broadband.

Location

The house is situated in the heart of the highly sought-after Winchester conservation area, on the quietest part of a unique street that is famed both for its architectural importance and the warmth of the community.

The street is in the heart of Winchester's ancient cathedral city centre including award-winning pubs, a convenient local general store, the amenities of first-class shopping within the pedestrian precinct, recreational and cultural facilities, together with an

excellent selection of schools for all ages, both private and state, and a main line railway station which reaches London Waterloo in under an hour..

There are delightful walks from Canon Street through the Cathedral Close and along the banks of the River Itchen up to St Catherine's Hill, a unique viewpoint over the historic city.

Access can be easily gained to the M3 motorway at junctions 10 or 11, the M3 in turn providing easy connections to the A34 and the M27 coastal motorway, which also provides access to the New Forest and Southampton International Airport.



Distances

- Winchester Cathedral 0.3 miles
- Southampton 11.7 miles
- London 71.8 miles

Nearby Stations

- Winchester 1.2 miles
- Southampton 12.4 miles

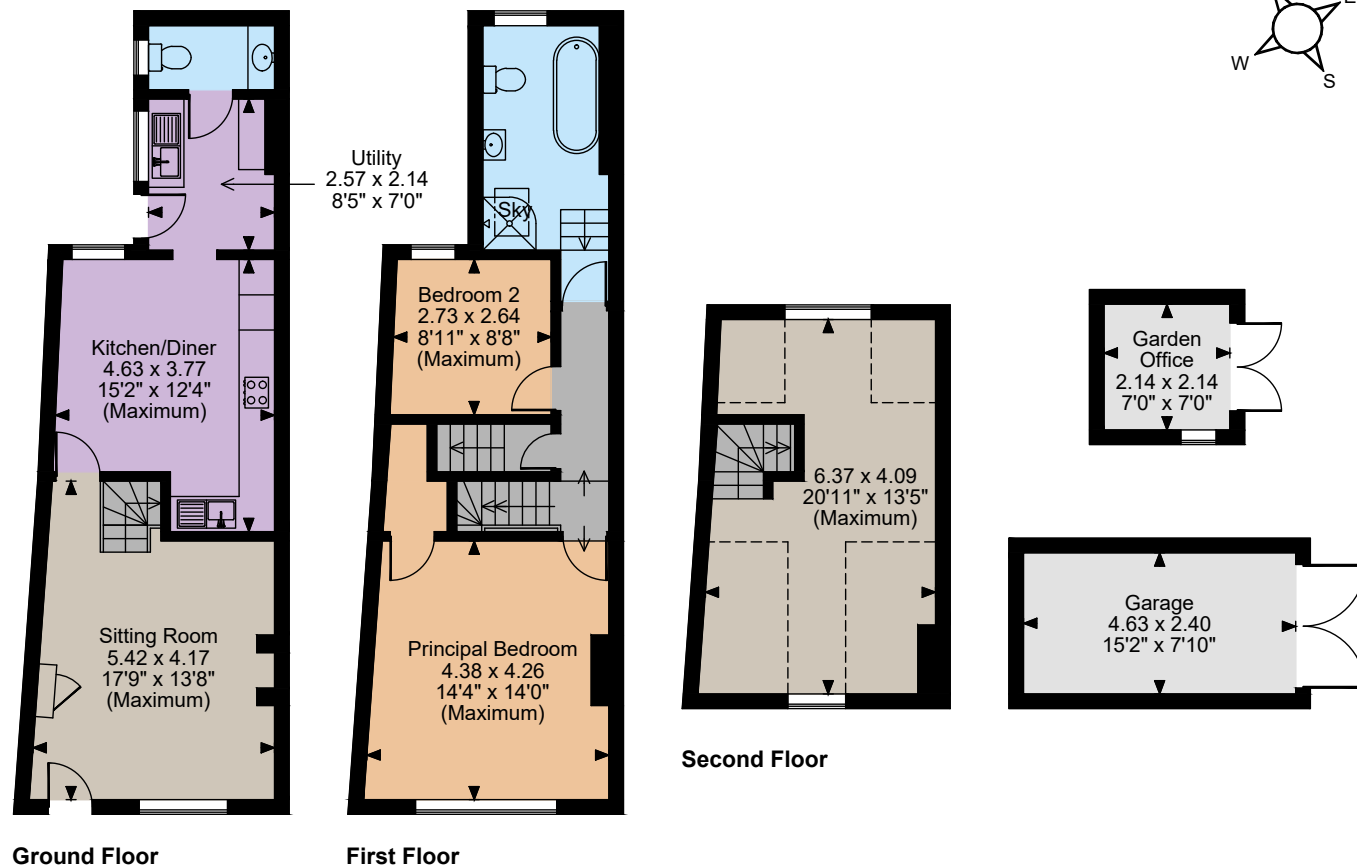
Key Locations

- Southampton Airport 10.7 miles
- Gatwick Airport 76.0 miles

Nearby Schools

- Winchester College
- The Pilgrims' School
- The Westgate School
- St. Swithun's
- Peter Symond's College
- Kings School





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8630739/JLW

Floorplans

House internal area 1,246 sq ft (116 sq m)

For identification purposes only.

Directions

Post Code: SO23 9JJ

what3words:///raven.angry.paving

General

Local Authority: Winchester City Council

Services: Mains Water, Mains Drainage, Mains Gas and Electricity

Broadband: Full Fibre 900Mb

Council Tax: Band E

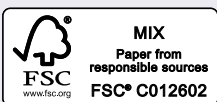
EPC Rating: C

Winchester

6 Jewry Street, Winchester SO23 8RZ

01962 869999

winchester@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken 21st December 2024. Particulars prepared 30th December 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited