



76 Canon Street
Winchester, Hampshire

A unique and meticulously restored home situated a stone's throw from historic Winchester city centre.

Located close to the historic Winchester Cathedral and all the amenities the city has to offer, 76 Canon Street is a charming property with expertly restored period features and having undergone a full-scale renovation to create a truly exceptional home.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



GARDEN STUDIO



ENCLOSED GARDEN



FREEHOLD



CITY CENTRE



1,082 SQ FT



**GUIDE PRICE
£995,000**

The property

A unique opportunity to purchase a truly stunning home on the distinguished Canon Street. Located within the streets surrounding the historic Winchester Cathedral and college, this mid-Victorian cottage has had complete refurbishment to create a stunning home

Just a stone's throw from the historic city centre, 76 Canon Street offers open plan living and spacious accommodation to work for a professional couple, retirement or families alike. The open-plan ground floor is spacious with a bright sitting room, high ceilings and a beautiful feature wood-burning stove which is the focal point for the room. Bespoke finishing touches include deep skirting boards, an oak floor, and coving and cornices in keeping with the period nature of the home. The sitting room leads on to the dining room where there is storage and a useful downstairs cloakroom and utility space. The kitchen has been completely renovated and offers carefully planned storage with a Neff integrated induction hob, electric ovens, integrated dishwasher and fridge

freezer. A new light and airy garden room to the rear of the property opens on to a remodelled terraced garden.

To the first floor are three bedrooms, two of which can accommodate super-king beds. The vaulted principal bedroom is of particular note with oversized windows letting in an abundance of light, and the second bedroom has a stunning original sash window with wooden shutters. The vaulted family bathroom with free-standing bath and separate power shower has been expertly extended and refurbished to create an elegant and welcoming space.

Outside

The south-facing rear garden is an excellent size for such close proximity to the city, and uniquely for Canon Street, has a side passage for easy access for bicycles and family pets. It has been completely re-landscaped with a beautiful flagstone patio, whilst retaining older brickwork flower beds. A hand-built feather edge fence and newly repointed brick walls offer privacy and shade. A new insulated, double-glazed garden office with power, light and heat



Outside

can be used straight away for anyone who needs flexibility to work from home, or a quiet retreat for hobbies.

The refurbishment included complete replacement of the roof to the rear of the property and repairs and restoration of the remaining roof and soffits, a fully boarded loft and ladder installation, which provide valuable extra storage. New insulation in ceilings and walls brings energy efficiency up to modern standards. The new kitchen, bathroom and interior décor were prepared by a professional interior designer and finished to a high standard. The stunning wooden sash windows to the front have been professionally restored and double-glazed and are complemented by custom wooden shutters. Other windows have been replaced with high-quality double-glazed uPVC units, and the exterior of the property has been repainted. The property has been fully rewired and replumbed with a new central heating system and radiators, and benefits from mains gas, water, drainage and high-speed Virgin Media 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 miles

Nearby Schools

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





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

House internal area 1,082 sq ft (101 sq m)
Garden Studio internal area 124 sq ft (12 sq m)
Total internal area 1,206 sq ft (113 sq m)
For identification purposes only.

Directions

Post Code: SO23 9JQ

what3words: ///affair.clay.sharpened

General

Local Authority: Winchester City Council

Services: Mains water, gas, electricity and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: E

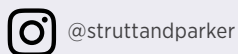
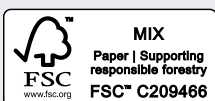
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