



1, St. Swithuns Villas
Canon Street, Winchester, Hampshire

Charming end of terrace town house, tucked away on a quiet street in the heart of Winchester.

Located within the historic college streets of Winchester, St Swithuns Villas is a spacious town house with three bedrooms and a delightful courtyard garden, as well as the added benefit of off street parking.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



PARKING FOR ONE CAR



COURTYARD GARDEN



FREEHOLD



CITY



992 SQ FT



**GUIDE PRICE
£800,000**



The property

Located within a quiet street in the heart of Winchester, 1 St Swithun's Villas is an excellent example of a Victorian home. On entering the property, the tessellated tile floor provides a welcoming first impression, with the original doorbell still in place. The hallway leads to a bright sitting room with a large bay window, complemented by a Victorian-style fireplace with a stone hearth. From the dining room, there is also a generous under-stairs cupboard offering ample storage; the current owners have also explored the option of converting this space into a ground-floor WC.

The dining room is well-proportioned and features a charming log burner, perfect for winter evenings, along with windows overlooking the rear courtyard garden. The kitchen is bright and characterful, fitted with a traditional Aga, ample storage, a Belfast sink, and space for a fridge freezer and washing machine. A door from the kitchen opens onto the private, walled courtyard garden.

From the entrance hall, stairs rise to the first floor, where a well-appointed bathroom can be found. This light and airy space includes a storage cupboard, oval bath with shower over, vanity unit, heated towel rail, and views across the rooftops of Winchester.

Also on this floor are two generously sized bedrooms, both featuring Victorian-style fireplaces as focal points. The principal bedroom benefits further from a fitted wardrobe providing excellent storage.

A particularly special feature of the property is the loft conversion, carried out by previous owners to maximise the use of space. With a dormer window to the front, the room is bright and benefits from a delightful en-suite shower room as well as additional storage.



Outside

To the front of the property, a cobbled path provides space for pots and bin storage, together with a designated parking space for one car.

At the rear, the walled courtyard garden is a true sun trap, with plenty of room for a table, chairs, and potted plants. It offers the scope to create a peaceful haven, private and sheltered from the bustle of city life. Solid wood stores for both logs and garden equipment provide further practical storage solutions.

Location

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

The street lies at the centre of Winchester's historic cathedral city, with award-winning pubs, a convenient local store, excellent shopping within the pedestrian precinct, as well as a wide range of recreational and

cultural facilities. The city also boasts an outstanding selection of schools for all ages, both private and state, together with a mainline railway station offering services to London Waterloo in under an hour.

There are delightful walks nearby, from Canon Street through the Cathedral Close and along the River Itchen towards St Catherine's Hill, which offers a unique viewpoint over the historic city.

The M3 motorway is easily accessible at junctions 10 and 11, providing connections to the A34 and the M27, which in turn gives 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

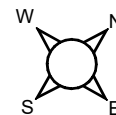
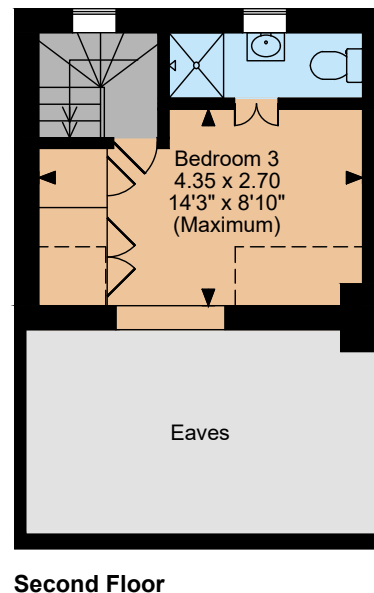
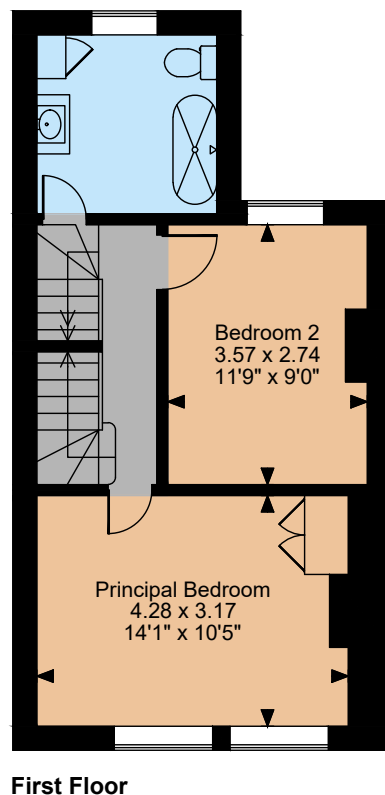
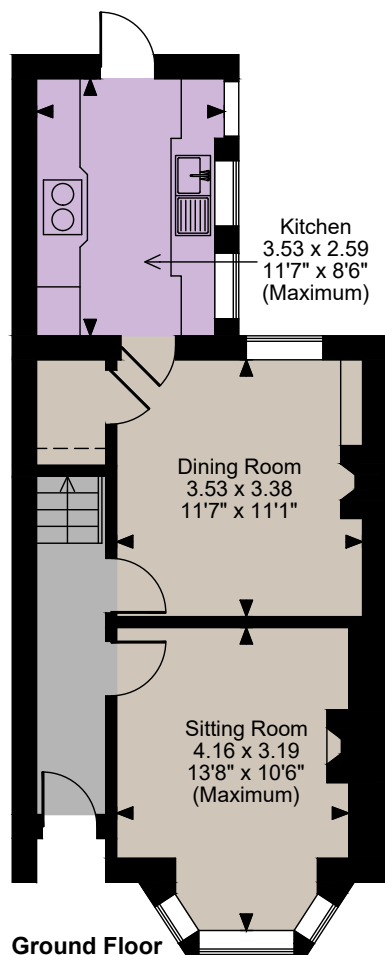
Key Locations

- 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

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Floorplans

House internal area 992 sq ft (92 sq m)

For identification purposes only.

Directions

SO23 9JN

what3words: ///speakers.trout.expel

General

Local Authority: Winchester City Council

Services: Mains gas, mains water and drainage

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

Council Tax: Band E

EPC Rating: D

Agents note: the vendor of this property is a relative of an employee of Strutt & Parker.

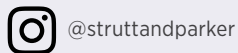
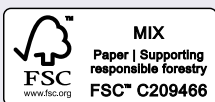
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