

23 Christchurch Road
Winchester



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& Parker

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2809 sq ft (261 sq m) | Freehold
5/6 bedrooms | 2 reception rooms
Walled garden | Off - street parking

Guide price £1,750,000

Classic period townhouse in a highly sought after city location

A beautifully presented home with well-proportioned and flexible accommodation, with a walled garden and off-street parking.

The Property

The home opens with an entrance lobby leading into a spacious reception hall. The ground floor is designed for both family life and entertaining. The principal drawing room features a marble fireplace, a walk-in bay window, and period cornicing. A separate sitting room offers a more intimate family space, or could be used as a formal dining room or a playroom as the double doors provide a direct connection to the kitchen and dining area.

The heart of the home is the bespoke shaker-style kitchen, fully equipped with integrated Miele appliances, a hot water tap, and a practical breakfast bar for casual morning meals. The adjacent dining area is generously proportioned to accommodate both formal dinner parties and everyday family dining, with double doors opening onto the rear terrace to facilitate a seamless indoor-outdoor lifestyle.

Practicality is prioritised with a dedicated utility room, a wet room/WC, and a separate boot room. The boot room provides secure storage for outdoor gear and features an external door for convenient access to the front of the property. Additionally, the house includes cellar space for extra storage.

The upper floors are organised to balance shared family areas with private retreats. The first floor comprises four large bedrooms and a family bathroom. The second floor offers two further bedrooms, a versatile dressing room, and an additional shower room, ensuring ample space and flexibility for a growing family.

Outside

The property is approached from Christchurch Road via a wide, welcoming entrance that leads to a convenient off-street parking area. To the rear, a paved terrace extends along the width of the house, with steps down onto an area laid to lawn. A pathway leads to the bottom of the garden passing flower and vegetable beds. Fully enclosed by attractive perimeter walls, the garden provides great space for families and outdoor entertaining.

Location

The house has a prime position in the prestigious St Cross neighbourhood, just a stroll away from the vibrancy of Winchester’s city centre. There is access to the city’s finest dining, cultural landmarks, and boutique shopping, while the scenic tranquillity of the River Itchen and the historic grounds of Winchester College are right on the doorstep.

Whether commuting to London Waterloo via the main line station or exploring the region via the M3, A34, and A303, this home is perfectly placed for effortless travel. Beyond the city, the natural beauty of the New Forest and the sailing opportunities of the Solent are within easy reach, while Southampton International Airport provides a gateway to Europe.

The property is ideally situated for families prioritizing education, convenient access to Pilgrims, Princes Mead, Winchester College, St Swithun’s, King Edwards VI, The Westgate School, Kings School and Peter Symonds Sixth Form College.

Postcode region: SO23

General

Local Authority: Winchester City Council
Services: Mains water, electricity, gas and drainage are all connected.
Council Tax: Band F
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

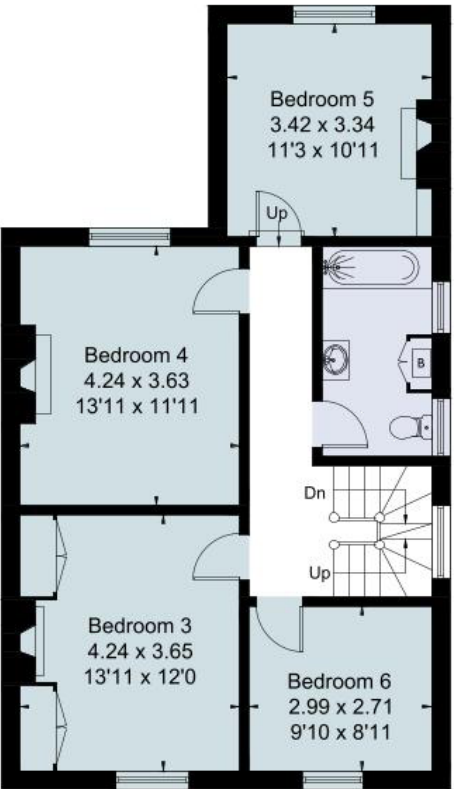


Approximate Floor Area = 238.1 sq m / 2563 sq ft
Basement = 22.9 sq m / 246 sq ft
Total = 261 sq m / 2809 sq ft

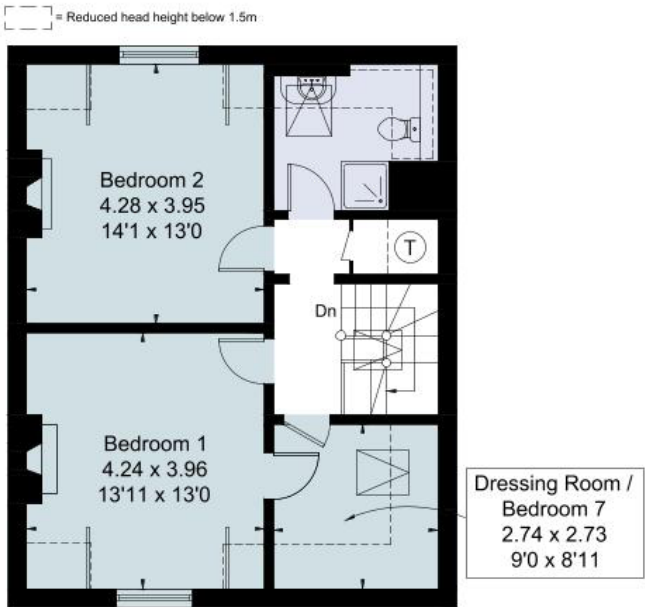


Basement

Ground Floor



First Floor



Second Floor

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