



**46 CHESIL STREET**  
Winchester, Hampshire, SO23 0HX

**Carter Jonas**

## 46 CHESIL STREET, WINCHESTER, HAMPSHIRE, SO23 0HX

- Historic mid terrace cottage
- Two bedrooms
- Two reception areas
- Riverside garden
- Period features throughout
- Landmark Winchester views
- Scope to modernise
- Grade II Listed
- Permit parking
- EPC rating D

### DESCRIPTION

This Grade II listed cottage offers a rare opportunity to create a charming home rich in character and heritage. The property retains an array of period features including exposed timbers and historic detailing. The accommodation comprises a sitting room, a kitchen/dining room, and a timber conservatory on the ground floor, all of which offer excellent potential for refurbishment while retaining the cottage's individual character.

On the first floor, there are two bedrooms, with the second bedroom enjoying far reaching views towards Winchester Cathedral and Wolvesey Castle. A modern shower room is fitted with a large double shower, contemporary tiling, a basin, and a WC. The boarded loft is accessed via a ladder and provides useful storage across two sections, one of which benefits from Velux roof lighting.

### OUTSIDE

The property is distinguished by its exceptional riverside garden extending to over 100 ft. mature planting and winding pathways that lead from the house to the water's edge. A patio seating area at the far end of the garden enjoys river views.

## A RARE HISTORIC CITY CENTRE TWO BEDROOM COTTAGE WITH FANTASTIC RIVERSIDE GARDEN AND ICONIC WINCHESTER VIEWS.



## LOCATION

Situated within the desirable SO23 postcode, the property enjoys a convenient and well connected location to the east of Winchester city centre. The High Street and main shopping facilities are approximately 0.6 miles away, offering an excellent range of independent shops, cafés and restaurants, while Winchester railway station lies around 1.4 miles distant, providing regular direct services to London Waterloo in about an hour.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage. Gas central heating.

**Local Authority:** Winchester City Council

**Council Tax:** Band D

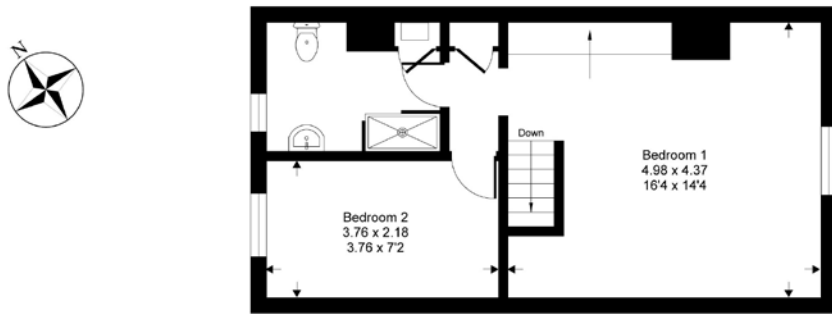
**Broadband:** Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

**Viewings:** Strictly by appointment with Carter Jonas, 01962 842742.

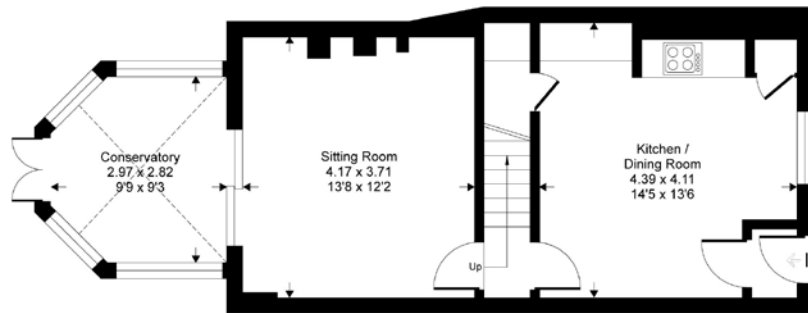


## Chesil Street, SO23

Approximate Gross Internal Area = 85.2 sq m / 917 sq ft



First Floor



Ground Floor

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Produced for Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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