



21 St Catherines Road, Winchester, SO23 0PP
Guide Price: £650,000 Freehold



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3 Bedrooms, 2 Bathrooms

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- Beautifully renovated late Victorian mid-terrace three-bedroom home
- Prime Highcliffe location, within walking distance of Winchester High Street
- Retains original period charm alongside modern upgrades including extension, loft conversion
- Characterful sitting room and spacious reception hall with cloakroom and storage room
- Stunning kitchen/dining/family space with quartz worktops, skylights, and French doors to garden
- Loft conversion creates a bright and spacious Principal Bedroom with its own ensuite bathroom
- Two further double bedrooms and stylish family bathroom
- Landscaped rear garden with terraces, mature planting, storage shed, and rear access
- Within catchment for All Saints C of E Primary and The Westgate School
- Permit parking available; EPC Band C; Council Tax Band D



**21 ST CATHERINES ROAD
WINCHESTER, HAMPSHIRE, SO23 0PP**

A beautifully renovated Victorian home in the heart of Highcliffe. This elegant three-bedroom mid-terrace has been thoughtfully extended and modernised, offering over 1,200 sq. ft. of stylish living space while retaining its original period charm.

Perfectly positioned less than half a mile from Winchester's High Street, the property combines convenience with character in one of the city's cosmopolitan neighbourhoods.

Behind its classic red brick façade, wrought iron gate and front garden, the house opens into light-filled interiors arranged across three floors.

Carefully designed improvements include a rear extension, loft conversion, new windows and doors, contemporary flooring, and beautifully appointed kitchen and bathroom suites - all presented at a high standard.

The heart of the home is a stunning **kitchen/dining/family space**, fitted with shaker-style units and polished quartz worktops. A lantern skylight, roof lights and a wall of glass and doors to the garden flood the area with natural light and connect seamlessly to the landscaped garden beyond.





The ground floor features a characterful **sitting room**, leading into a generous **reception hall**, currently spacious enough to house a baby grand piano, with excellent storage and a **guest cloakroom**.





The Principal Bedroom is set within the impressive loft conversion with a dormer window overlooking the garden, and Velux windows to the front, each flooding the room with light to create a bright and spacious room. There is a cleverly designed range of fitted drawers and hanging space built into the eaves, and the room further benefits from a recently refitted contemporary ensuite shower room, also with a window to provide natural light.





BEDROOM TWO: Bedroom Two is to the front of the property, and features an attractive cast iron fireplace, fitted wardrobes and folding shutters to the windows.



The other two bedrooms are each on the first floor, along with the family bathroom, and a door leading to the Principal Bedroom on the second floor. **Bedroom Three** is a further double room, currently used as a nursery, where there is a window overlooking the garden, also benefitting from fitted shutters.



FAMILY BATHROOM: The bathroom is a delight, having been recently refitted to create a wonderful space in which to relax.

It features an attractive freestanding bath, separate walk in double shower cubicle, wc, and a basin inset into a vanity storage unit.





LOCATION: Location: St Catherine's Road is one of the most popular and sought after roads within the Highcliffe district of Winchester, with the highly regarded All Saints C of E Primary school being just along the road Residents and families gather together several times a year when the road is closed and all come out to socialise.

Highcliffe is a popular family location, being ideally situated for access to the town centre, as well as having Winchester's main line station within good walking distance. The historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses are nearby. Further entertainment and interest can be found in the river walks, Winchester's Theatre Royal, Everyman cinema, many museums and the city's stunning Winchester Cathedral, for which there is an enviable roof top view from the top floor bedroom.

THE PROPERTY – USEFUL INFORMATION

Construction: This is understood to be a late 19th/early 20th Century terraced property over three floors, believed to date from around 1880 to 1910 and therefore construction is believed to be of traditional brick under a tile roof. Overall plot size 0.04 acres.

Local Authorities: Hampshire County Council and Winchester City Council

Parking: Permit parking, available via Hampshire County Council, allows for parking on-street in the immediate area. We understand that there is an allocation of two resident and two visitor permits, at c£75pa each, and a book of additional scratch cards.

Services: All main services connected.

Tenure: Freehold

EPC: Band C

Council Tax Band: D

Broadband: (Data via Ofcom)

Standard Max 16 Mbps Download speed

Superfast Max 80 Mbps Download speed

Ultrafast Max 1000 Mbps Download speed

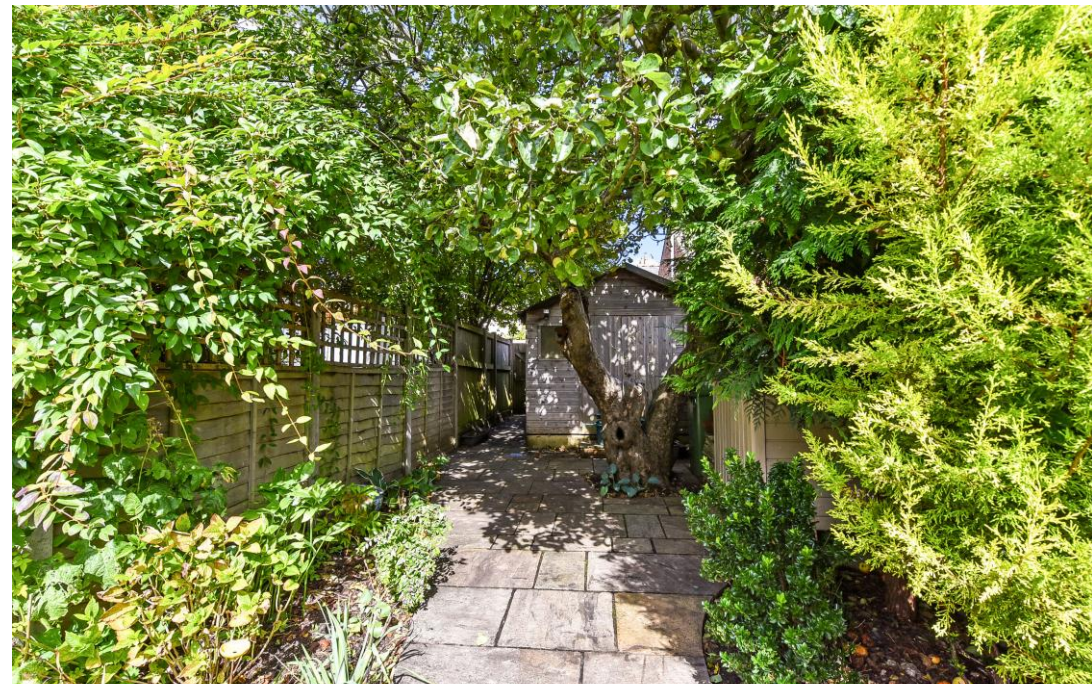
Flood Risk: Surface Water - very low; Rivers and Seas – very low.



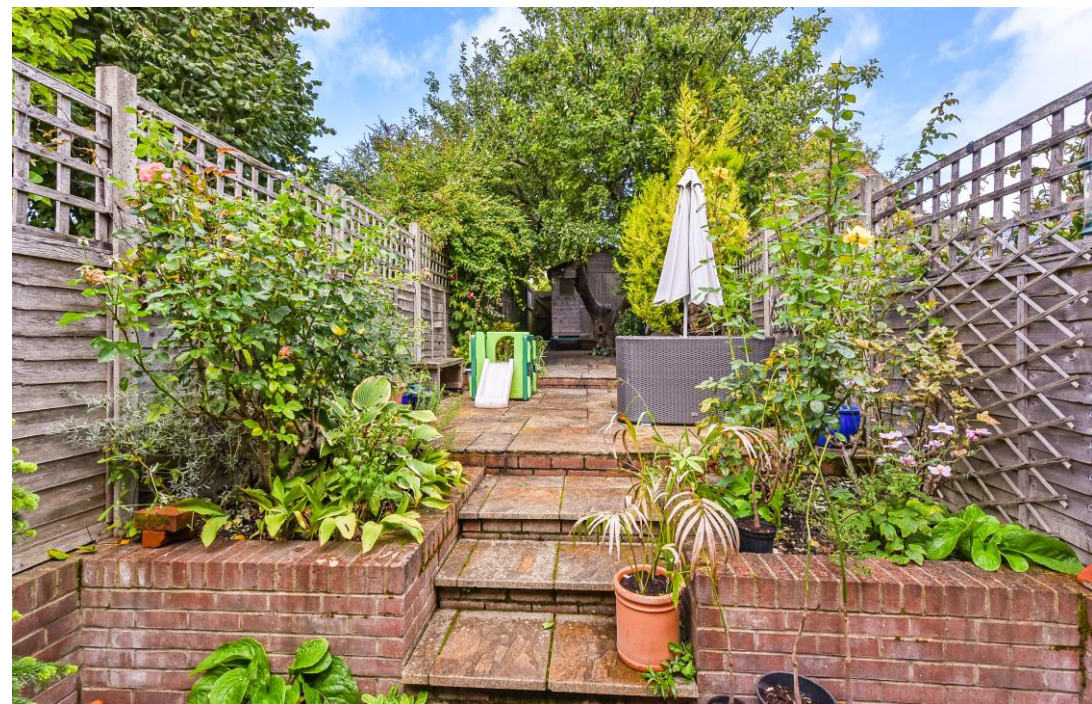
EDUCATION:

The property falls within catchment for All Saints C of E Primary School, The Westgate School, and Peter Symonds 6th Form College, each of which are within walking distance.

Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.



Outside: The rear garden is both practical and inviting - landscaped with sunny terraces ideal for entertaining, complemented by mature planting, flower beds, and a large storage shed, plus convenient rear access. The front garden designed to be low maintenance and neatly enclosed by a low wall, adding to the home's kerb appeal.



Approximate Gross Internal Area = 119.9 sq m / 1291 sq ft
 Shed = 14.4 sq m / 155 sq ft
 Total = 134.3 sq m / 1446 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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