



17 WHARF HILL

Winchester, Hampshire, SO23 9NQ

Carter Jonas

17 WHARF HILL, WINCHESTER, HAMPSHIRE, SO23 9NQ-

- 2 Bedrooms
- Sitting room
- Dining room
- Kitchen
- Bathroom
- Courtyard garden
- Popular Wharf Hill location
- No onward chain
- New roof
- EPC rating D

DESCRIPTION

The property is accessed via the front door which leads directly onto the sitting room, containing a feature fireplace, fitted cabinetry and a sash window to the front. The sitting room is open plan on to the dining room, with understairs cupboard and stairs leading to the first floor. The kitchen is located to the rear of the property and has a range of base and eye level units with a wooden worktop and integrated appliances. Double doors lead to the rear garden. There are two bedrooms on the first floor and a family bathroom. To the rear of the property is a charming walled courtyard garden.

In addition to the above, the property has the benefit of a new roof. This work was carried out in May 2025.

PRETTY TWO-BEDROOM VICTORIAN HOUSE, WELL LOCATED FOR THE AMENITIES OF WINCHESTER.



LOCATION

17 Wharf Hill is in a conservation area close to the heart of the city centre and is less than ½ mile walk from King Alfred's statue and the bottom of the High Street with its diverse range of shops, supermarkets, cafes and restaurants. The mainline station (London Waterloo within 1 hour) is approximately a mile walk from the property. Winchester offers excellent road links to London via the M3, the south coast via the M27, and north to Newbury and Oxford via the A34. Southampton Airport is just 10 miles away by road or 15 minutes by rail. There are some delightful walks and cycle routes along the River Itchen, Winnall Moors, the water meadows and St. Catherine's Hill which are also easily accessed from the property.

ADDITIONAL INFORMATION

Tenure: Freehold

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

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

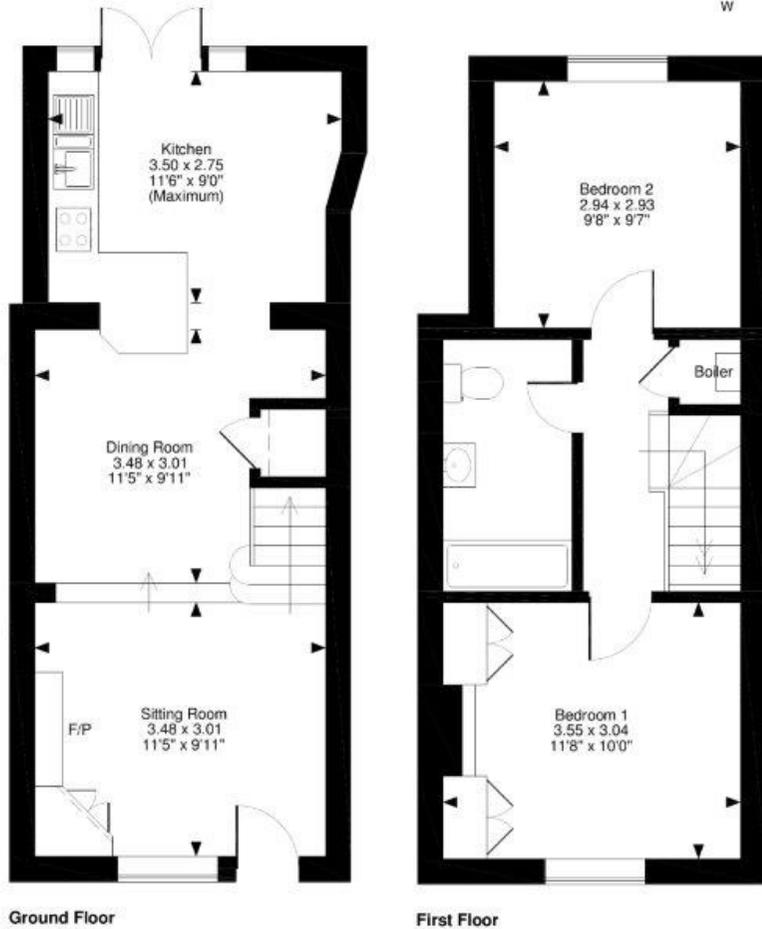
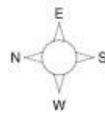
Local Authority: Winchester City Council

Council Tax Band: D

Viewings: Strictly by appointment with Carter Jonas.



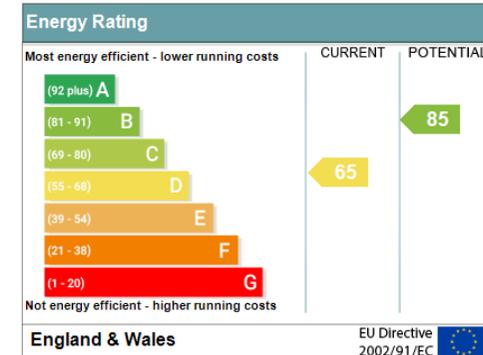
Wharf Hill, Winchester
 Approximate Gross Internal Area
 677 sq ft / 63 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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