



**17 ST. SWITHUN STREET**  
Winchester, Hampshire, SO23 9JP

**Carter Jonas**

---

## 17 ST. SWITHUN STREET, WINCHESTER, HAMPSHIRE, SO23 9JP

- 2 bedrooms
- Bathroom
- Sitting room
- Kitchen
- Courtyard garden

### DESCRIPTION

A rare opportunity to buy a charming period 2 bedroom mid terrace cottage in the sought after St. Swithun Street close to the Cathedral. The accommodation is typical of the period, the kitchen has been updated more recently and offers plenty of storage. The sitting room has space for a dining and sitting area with French doors that lead into the pretty courtyard garden and cloakroom. The central staircase takes you to the first floor where there are 2 bedrooms and a bathroom. The front bedroom overlooks the outer wall of the Cathedral Close. There is a loft room accessed by a ladder and there is scope to extend the property further subject to obtaining the relevant consents.

### OUTSIDE

Accessed from the sitting room to the rear, is a small private courtyard garden which is paved and enclosed. There is permit parking.

## PERIOD CHARM IN THE HEART OF THE CITY



## LOCATION

St. Swithun Street lies in the heart of historic Winchester. To one side of the street runs the attractive flint outer wall to the Cathedral Close. The wider area has many period houses and historic connections, most notably Kingsgate Arch and the tiny church of St. Swithun-upon-Kingsgate. Both Winchester College and Pilgrims' Preparatory School are within very short walking distance, 0.2 miles. Local schools are St Bede and the Westgate. A range of facilities are easily accessible including theatres, a library, cinema, leisure centre and public houses (including the Wykeham Arms).

The mainline railway station is within walking distance, 0.7 miles and offers regular train services to London Waterloo in around an hour. There are also 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 7 minutes rail.

## ADDITIONAL INFORMATION

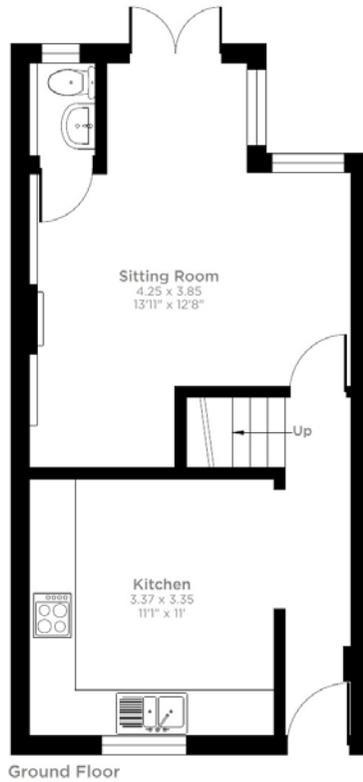
**Tenure:** Leasehold. 1000 year lease from 24 June 1881. 857 years remaining. Annual Ground rent: £28. Ground rent review period and how much it increases by at the review period: TBC.

**Services:** Mains water and drainage. Mains electric. 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.

**Viewing:** Strictly by appointment through Carter Jonas.





Ground Floor

## St. Swithun Street, Winchester, SO23

Approximate Area = 721 sq ft / 66.9 sq m

For identification only - Not to scale



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Carter Jonas. REF: 1128924

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Winchester 01962 842742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, SO23 8RZ

[carterjonas.co.uk](http://carterjonas.co.uk)

Offices throughout the UK

Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.