



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

CANON STREET, | WINCHESTER

Guide Price £1,650,000

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Exceptional & Exquisite

Stunning and Stylish, this exceptional property is believed to date back to 1413 when it was reputedly a bakery, situated on a prestigious Cathedral street in the heart of Winchester City. This special, beautifully presented period property exudes original features, charm and character. The current owners have lovingly renovated the residence to a high specification with opulence and sophistication in mind, cleverly creating superb, bright light filled rooms. The property offers spacious accommodation over three floors and is set behind a pretty colour-washed façade, underneath a clay-tiled roof, with a mixture of multipaned sash windows, accentuating its dreamy home appeal.

This alluring property warmly greets you into the main reception room, featuring wood panelling, original beams, a corner window seat and an appealing wood burner. One of many highlights of this home is the stunning bespoke kitchen that has been finished to a very high standard and craftsmanship with granite worktops, fully integrated Fisher & Paykel appliances including two full height Fridge freezers, a full height 127 bottle wine fridge, two double ovens, an extra large ceramic hob, and a dishwasher and a Quooker boiling hot water tap. The lavish central island creates the ideal entertaining space for family and guests. Another highlight, to the rear of the kitchen/dining room is a lantern style roof, incorporating two sky lights that allow natural light to flood the living space creating an amazing dining area with bi-fold doors that open onto an attractive terrace and garden.

The first floor continues to please with two double bedrooms and a family bathroom benefitting from a beautiful vanity unit, high cistern W.C, rolltop bath, and a walk-in shower. A further staircase leads to the splendid principal bedroom with built-in wardrobe space and a elegant double vanity unit, walk-in shower, and W.C.

OUTSIDE

The walled rear garden has been professionally landscaped and offers a good degree of privacy including a paved terrace at the far end to enjoy the sunny evenings under a pergola, perfect for outdoor living and entertaining. You can access the single garage and additional parking space through a gate at the end of the garden. There is also an installed electric car charging point.

LOCATION

Situated within 'Kingsgate Village', a charming collection of streets that wrap around the Cathedral and provide excellent access to the City Centre, Winchester station and the M3. The Pilgrims' School, Winchester College, The Wykeham Arms and Kingsgate Provisions are little more than a 'stone's throw' away. There are delightful walks through the Water Meadows to St Catherine's Hill and beyond. Only 0.3 miles, from the City Centre, award-winning pubs, restaurants and bars. With a plethora of boutique shops and cafés, there is so much to enjoy in this City. Cultural and leisure facilities, a theatre, cinema, excellent High street markets and coffee shops are a short walk away.

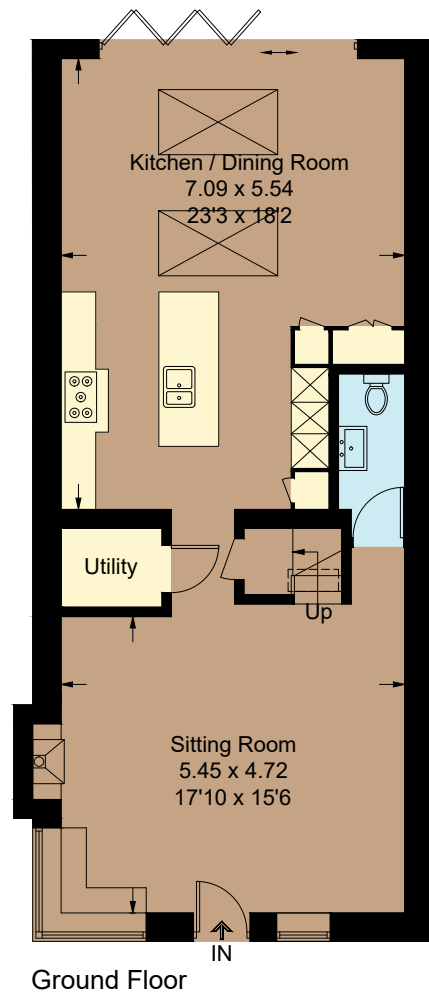
The property is close to the beautiful Itchen river, The Winnall Moors Nature Reserve and Park and close to the train station with 55mins access to London Waterloo. Southampton Airport 8.9 miles, M3 Junction 9 2.1 miles (times and distances approximate)

Catchment area schools are St Bede CE Primary and The Westgate (4-16). Independent schools include Princes Mead Twyford, The Pilgrims' School, St Swithun's and Winchester College. Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for preuniversity education.

KEY INFORMATION

- A Stunning End of Terrace Period Property
- Three Bedrooms
- Fully Refurbished to a High Specification
- Prestigious Cathedral Street Location
- Garage
- Two Beautiful Bathrooms
- Under floor Heating
- Pretty Enclosed Garden
- Open Plan Kitchen / Dining Room
- Catchment area schools are St Bede CE Primary and The Westgate (4-16)

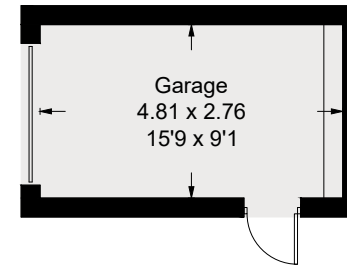




Ground Floor

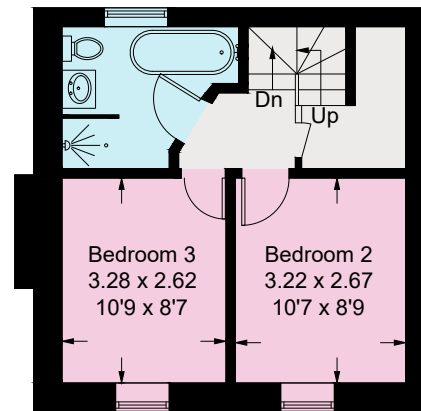
= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 134.1 sq m / 1443 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 147.4 sq m / 1586 sq ft

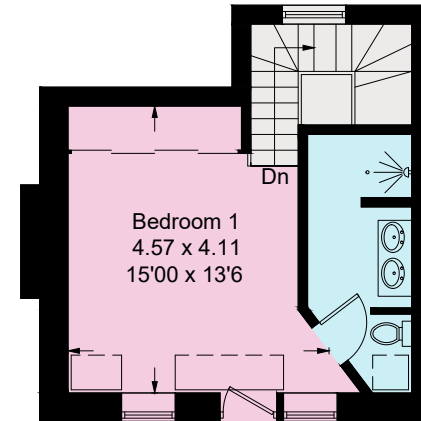


(Not Shown In Actual Location / Orientation)

- = Bathroom / En Suite
- = Bedroom
- = Kitchen
- = Reception Room
- = Other Areas



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 floorplansUsketch.com © (ID1111603)

PROPERTY INFORMATION

Tenure – Freehold

Local Authority – Winchester City Council

Council Tax – Band F

EPC – Grade II Listed

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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All information is correct at the time of going to print.

Toby Gullick Independent is the trading name. Toby Gullick Independent is a limited company registered in England and Wales with registered number 15066515.

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