



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

Middle Brook Street , Winchester

Guide Price £685,000

4 2 3



An Attractive and Appealing, four bedroom end of terrace house spread over 1421sq ft, offering fantastic versatile and spacious accommodation in a sought after location in the heart of the City Centre, very close proximity to both the high street and the mainline train station and in catchment for St Bede and Westgate Schools.

This delightful house offers a great investment and opportunity to improve and create one's own lovely home in an exclusive and enviable location.

An inviting entrance hall welcomes you into this aimable home , an attractive light filled sitting room greets you on the left hand side. As you continue down the hallway you enter the well proportioned dining room that follows on through wooden French doors, and an additional door lead to the extensive kitchen/breakfast room. The kitchen is a bright and warm space with a contemporary glass wall and roof, and is ideal for entertaining and contemporary family living. The kitchen is fitted with a range of eye and low-level modern units with integrated hob and oven and a further set of wooden French doors open to the City garden. A utility room, and WC with toilet and handbasin completes the ground floor accommodation.

The first floor continues to impress with plenty of natural light that filters into the property through the sash windows, and wooden detailing throughout adds charm and character. There are three double bedrooms all served by a four piece family bathroom including a large corner bath.

The second floor comprises the principal bedroom / guest wing, superbly lit by a duo of sky lights offering views of the City. The bedroom also benefits from a shower room with WC and handbasin as well as useful eaves storage on both sides.

Outside, there is a garden which is laid to lawn and offers a patio seating area, ideal for outdoor entertaining and dining and a gate for rear access. The property further benefits from an allocated off-road parking space to the rear, a precious commodity in the centre of Winchester.



Approximate Gross Internal Area = 132.0 sq m / 1421 sq ft



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 © (ID1125303)

- An Attractive and Appealing End of Terrace Property
- Four Double Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Open Plan Kitchen/ Breakfast Room
- Boasts Over 1400 Sq Ft.
- Allocated Off Road Parking
- Close To Main Line Station
- City Centre Location
- Catchment Area For St Bedes and Westgate Schools

