



ST. MICHAELS HALL, 31 CANON STREET
WINCHESTER, HAMPSHIRE

EVANS & PARTRIDGE











ST. MICHAELS HALL, 31 CANON STREET, WINCHESTER, HAMPSHIRE SO23 9JJ

**A UNIQUE AND ATTRACTIVE LINK DETACHED PERIOD HOME FULLY MODERNISED AND BEAUTIFULLY PRESENTED
THROUGHOUT ENJOYING A QUIET SITUATION OFF CANON STREET IN THE HEART OF CENTRAL WINCHESTER CLOSE TO
THE CATHEDRAL, CITY CENTRE AND RIVERSIDE WALKS.**

**SPACIOUS LIGHT AND CHARACTERFUL ACCOMMODATION
DOUBLE RECEPTION ROOM - KITCHEN - STUDY / BEDROOM THREE
BEAUTIFUL VAULTED DUAL ASPECT PRINCIPAL BEDROOM AND EN SUITE
BEDROOM TWO AND MAIN BATHROOM
SMALL COURTYARD GARDEN - CLOSE TO KEATS WALK AND THE DOWNS
QUIET YET ACCESSIBLE CENTRAL SETTING
HIGHLY REGARDED WYKEHAM ARMS AT THE END OF THE ROAD**

OFFERS INVITED AROUND: £695,000 Freehold

DESCRIPTION

An exciting opportunity to purchase St Michael's Hall, 31 Canon Street an individual link detached period house and former church hall constructed with colour washed brick elevations interesting windows and a mansard tiled roof. As the property forms the end of an attractive line of period properties it has the great benefit of a range of windows along the side elevation providing light throughout. The tastefully modern and beautifully presented accommodation features a large double reception room with fireplace and original pitch pine parquet flooring ideal for entertaining. A back hall gives access to a fully fitted kitchen and useful third reception room (dual aspect) ideal as a study of third guest bedroom. The first floor includes a good sized dual aspect principal bedroom; spacious, dual aspect with vaulted ceiling and en suite shower room. There is a further more compact double bedroom and bathroom. Additionally, there is a small paved courtyard garden to the rear and parking permits are easily obtainable for nearby on-street parking. However, the vast majority of the city's amenities and train station are within walking distance.

LOCATION

The property is perfectly situated within the medieval city of Winchester, it is within walking distance of the high street shops, boutiques, coffee shops, public houses, restaurants, theatre, cinema, library, museum and the city's historic, Winchester Cathedral. The mainline station, with links to London Waterloo (approximately 50 minutes) is close to hand. There are many good schools nearby: Winchester College, Peter Symonds College, St Swithun's, Western, Pilgrims and King's etc. Many lovely tranquil walks can be enjoyed, including riverside and St Catherine's Hill.

ACCOMMODATION

Front	Wide covered entrance under exposed blackwashed timber beam. Decorative wrought iron post and chain barrier. Space for potted plants or trees. Panelled door into:
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Open Plan Living / Dining Room

Living Area	Central open fireplace. Wide arched picture window to front aspect with shutter. Further high level window to side aspect with similar shutter. Pitch pine parquet flooring. Wide alcove with high level display shelving. Corner cupboard housing meter and fuse box with open fronted storage to one side. LED downlighters and wall lights.
Dining Area	Space for large table, sideboard and dresser. Two windows to the side aspect each with built-in shutters. Pitch pine parquet flooring. LED and wall light points. Coat hooks. Panelled door to:
Inner Hall	Staircase rising to the first floor, pitch pine parquet flooring, open arch to kitchen and panelled door to:
Study / Bedroom 3	Dual aspect. Window to side aspect. Part glazed door to rear courtyard garden. Feature wall: exposed timber framework and brick infill panels. Low door to deep understairs storage cupboard. LED downlighters.
Kitchen	Roll top work surfaces with similar upstand, stainless steel sink with mixer tap and drainer. A range of grey high and low cupboards and drawers. Eye level double oven and grill, four ring gas hob with glass splashback. Space for tall fridge/freezer. Recess and plumbing for dishwasher. Recess and plumbing for washing machine. High level shelf on decorative brackets. Window to side aspect with oak sill. LED downlighters.

First Floor

Landing	Balustrade overlooking the stairwell and large full height dormer window to side aspect. Pendant light point. White washed exposed floorboards. Latch doors to principal bedroom suite, bedroom 2 and bathroom.
Principal Bedroom Suite	Accessed via a long split-level passage, elm bench and low level T&G panelling to one side. Wall/picture light points. Door to en suite, wide opening at end into:
Bedroom	Featuring vaulted ceiling and exposed collar beams, large small pane dormer window to side aspect. Arched window to front aspect with built-in shutter. Mezzanine store above. Wall light points.
En Suite Shower Room	Well appointed. Chrome washstand with ceramic basin, mixer tap and metro tiled splashback, circular mirror above and chrome towel radiator. Low level WC with display sill behind and storage to one side. Sliding door into large metro tiled shower enclosure with overhead and handheld attachments, bottle recess, corner shelving unit, LED downlighters and extractor fan.
Bedroom 2	Double bedroom. Velux skylight to side aspect. LED downlighters.
Bathroom	White suite. Panelled bath with mixer tap to one end, mixer shower above with overhead/handheld attachments and frameless glass screen, deep tiled sill to opposite end. Pedestal wash hand basin with large mirror and striplight above. Low level WC. Ceramic tiled flooring. Part tiled walls. Obscure glazed window to rear aspect with tiled sill. Low eaves storage cupboards. LED downlighters.

Outside	The property fronts onto Canon Street. To the rear of the house there is a compact paved terrace/courtyard area well enclosed by painted fencing; part with trellis above with climbing plants. Space for table and chairs and a barbeque. Gate and access back to the street.
Services	Mains water, electricity and drainage. Gas central heating. Fast fibre broadband. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO23 9JJ
Council Tax	To be confirmed.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702


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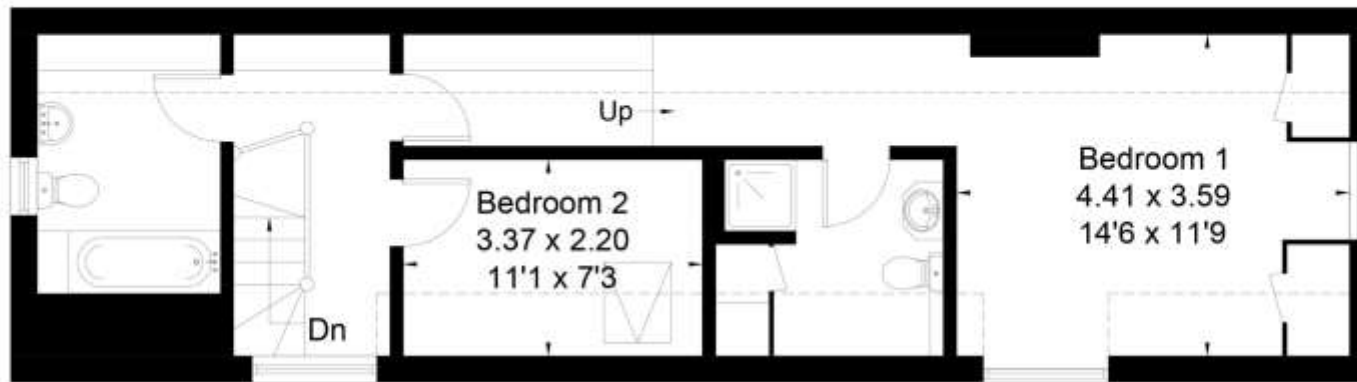
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Approximate Floor Area = 105.3 sq m / 1133 sq ft



 = Reduced head height below 1.5m




First Floor



Ground Floor



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Energy Efficiency Rating	
Current	Potential
	
96	96
England, Scotland & Wales	