



Minster Cottage, Great Minster St

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# Minster Cottage, Great Minster St, Winchester, Hampshire

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Minster Cottage lies on Great Minster Street between the 11th century cathedral, arguably one of England's most magnificent buildings, its Close, the Buttercross and the High Street. Great Minster Street is in the heart of Winchester, off The Square; it has now been divided by bollards, therefore it is incredibly quiet with no passing traffic, but with access for residents. The area forms an attractive warren of narrow streets, with houses and shops. Nearby are excellent restaurants, coffee shops, the Theatre Royal, library, sports centre and cinema - all within walking distance of the house. By rail London is about 57 minutes and the M3 motorway to London (65 miles) and southbound joins the M27 for ferry terminals to Southampton, Portsmouth and Poole.

There are three golf courses nearby, first class chalk stream fishing on the Test and Itchen and several marinas along the South Coast. An excellent range of private and state schools, a sixth form college, school of art and university.

Post Code: SO23 9HA

What3Words: ///inspector.variances.detective

Tenure: Freehold

Local Authority: Winchester City Council 01962 840222

Council Tax band: Applied for

Guide Price: £1,200,000





A historic period townhouse, not listed, charming interior with immense potential, situated in the very heart of the city, close to the High Street, Buttercross and with unique views to the west front of Winchester Cathedral.

Minster Cottage was originally part of Minster House and up until recently has been used as an eminent art gallery. The refurbishment work to the ground floor has only recently been completed. It has a limestone tiled floor with under floor heating. The kitchen/dining room is superbly fitted with Tom Howley units and Miele integrated appliances. Retained period features include a Victorian fire surround, cornicing and picture rails which are repeated in the sitting room. There is a double bedroom, en suite shower room and a separate cloakroom.

From the entrance vestibule and hall, both of which have a limestone tiled floor, a staircase rises to the first floor. It has great charm and was loosely designed by the present owners to complement their love of the sea and sailing. Oak floors have been laid throughout, it has a fitted kitchen with integrated appliances, off which is a sitting/dining room with an alcove for a table and has fitted bench seating with storage. Beyond is a double bedroom and a shower room. Fitted storage cupboards have been cleverly incorporated wherever there is space and from the east facing windows are fabulous views to the Cathedral.

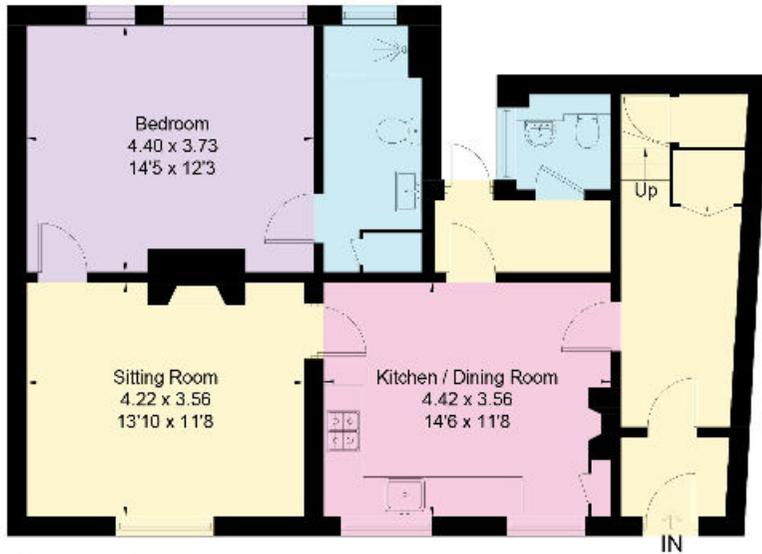
Minster Cottage has untold potential as to how the accommodation is laid out. The house has attractive mellow brick elevations, inset sash and casement windows under a dormered slate roof.



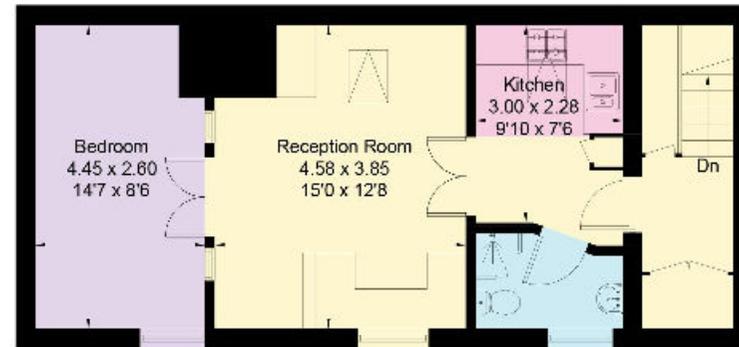




Approximate Floor Area = 123.0 sq m / 1324 sq ft



Ground Floor



First Floor

**Knight Frank**  
Winchester  
14-15 Jewry Street  
Winchester  
SO23 8RZ  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Lottie Lambert**  
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