



**THE CLOSE, WINCHESTER, SO23**

£7,000 per month\*

**Carter Jonas**

---

## THE CLOSE, WINCHESTER, SO23 9LS

- Entrance Hall
- Dining Room
- Drawing Room
- Kitchen/Breakfast Room
- 5 Bedrooms
- Study
- 3 Bathrooms
- Cloakroom
- Garden
- Parking

### LOCATION

The house has most recently been used by the Headmasters of The Pilgrims School but once administered the Bishop's laws governing the Soke outside the city walls. It is timber framed with leaded light windows above a brick and flint base.

Winchester offers a range of excellent independent shops and restaurants, two theatres, a cinema, the City Museum, the Great Hall and King Arthur's Round Table as well as two military museums. There is a mainline railway station to London Waterloo with fastest train times of just over an hour. There are notable schools in and around Winchester, The Pilgrims School in the Cathedral Close, Winchester College, St Swithin's, Princes Mead, Twyford as well as Peter Symonds, the sixth form college that also serves the Falkland Islands.

### THE PROPERTY

The house offers spacious and flexible accommodation combining period charm with contemporary fixtures and fittings. Spacious entrance hall with wooden floor boards, large, grand dining room with feature (non-working) fireplace, wooden floors and views across the Close to the Deanery and the Cathedral. The kitchen is bespoke and has a range of wall and base level units, integrated fridge, freezer, dishwasher, electric ovens and induction hob with extractor and boiling water tap to the sink. The stone floors are laid in a herringbone pattern and there is a spacious area for a breakfast table. There is extensive boiler/utility room spaces off the kitchen suitable for bike, sport equipment storage with an external door to the Inner Close. There is a door to the garden from the back of the hall and access to the cellar. On the half landing there is a large shelved cupboard and a cloakroom on the half landing.

The drawing room is on the first floor with two large bay windows looking over the garden to College Street. There is a feature (non-working) fireplace. There is a large bedroom with vaulted ceilings with views over the Inner Close to the Cathedral, two further bedrooms, a study, a bathroom with standalone bath and separate shower and a shower room.

A unique opportunity to rent a beautifully and sympathetically refurbished 5 bedroom Grade 1 listed house in the Inner Cathedral Close in Winchester. The Close is locked at night with residents having their own key to access vehicular and pedestrian gates.



On the top floor there is an L shaped bedroom with views of the cathedral, a bathroom with standalone bath, separate shower and double sink and a further bedroom with some limited head height. There is a useful storage room.

## OUTSIDE

The landscaped garden is to the rear of the property with a terrace and lawns. There is parking allocated parking for two cars.

Holding deposit of 1 week's rent = £1,615

Security deposit equivalent to 6 weeks' rent = £9,592

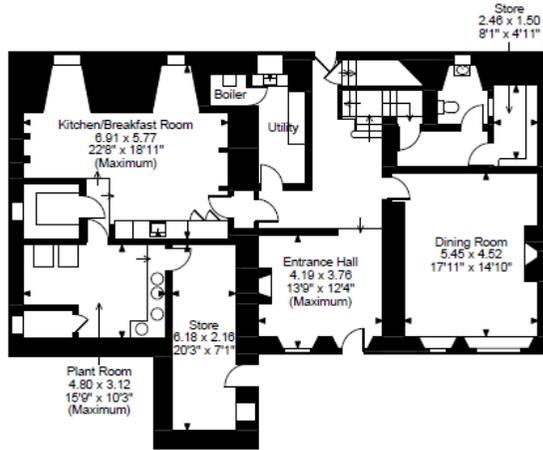
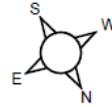
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## ADDITIONAL INFORMATION

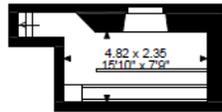
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment with Carter Jonas
Local Authority	Council Tax Band G - check with Winchester City Council for current charges
Services	Mains, water, gas, electricity and drainage. For Mobile and Internet services check the Ofcom website



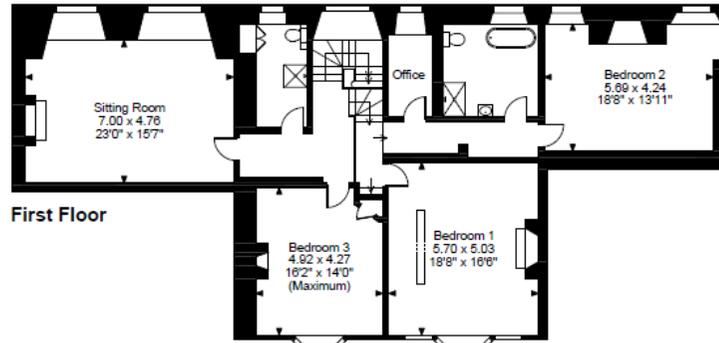
**Cheyney Court, The Close, Winchester**  
**Approximate Gross Internal Area**  
**4243 Sq Ft/394 Sq M**



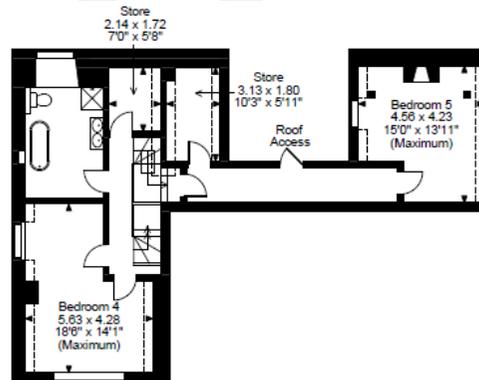
Ground Floor



Cellar



First Floor



Second Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8627891/KFP



**T: 01962 876838**

9a Jewry Street, Winchester, Hampshire, SO23 8RZ

E: winchester-residentiallettings@carterjonas.co.uk

A member of



*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.