



**THE LOFT**

St Thomas 7, Southgate Street, Winchester

**Carter Jonas**

## THE LOFT, ST THOMAS 7, SOUTHGATE STREET, WINCHESTER SO23 9EF

Vaulted open plan living room · Stylish Bulthaup kitchen · Master bedroom with a luxury en suite bathroom · Double bedroom with en suite shower room · Guest WC · 1 allocated parking space · Private lift access

### SITUATION

St Thomas 7, The Loft, forms part of the award winning St Thomas Church development in a much sought-after location at the heart of the city tucked away off Southgate Street adjacent to the highly popular Peninsula Barracks development. With many mature trees and attractive open spaces the immediate surrounding area has a quiet and collegiate atmosphere. All the city's amenities are within walking distance, from the Cathedral Close and College to the nearby Hotel du Vin, the High Street and railway station. The nearby M3 and A34 provide quick and easy road access to London, the M27 and A303. There are direct train services to London Waterloo (in less than an hour), Southampton Airport and the ferry port at Portsmouth.

### THE PROPERTY

In 2017 developers Hemdean completed the conversion of Grade II St Thomas Church into 9 sensational homes. Situated in the clerestory with private lift access, The Loft is a sensational penthouse style home with a dual aspect. The loft is a sensational two double bedroom penthouse style home with an exceptional open plan living space and dual aspect rooftop views. The decision to sell presents an excellent opportunity for anyone looking for an investment, occasional home or permanent base. Some of the stand out features of the property are as follows:

Kitchen: Bulthaup furniture with handleless kitchen units, slatted aluminium plinths. Bulthaup laminate work surfaces with integrated sink, Decoglaze white toughened glass splashbacks and Quooker 3-in-1 tap.

**A SENSATIONAL PENTHOUSE HOME WITHIN WALKING DISTANCE OF ALL OF THE CITY'S AMENITIES, WITH PRIVATE LIFT ACCESS AND PARKING.**



Appliances: All Miele, single pyro oven, induction hob with downdraft extractor, microwave oven, integrated dishwasher, integrated fridge and freezer plus a freestanding washing machine and dryer.

Ensuite & Bathroom: Carra blanco marble effect porcelain tiles are fitted to the floor and walls with gloss lacquered vanity units and Krion sinks with single lever basin and bath mixers.

Heating: Underfloor to both floors. Heatmiser thermostats. All the heat is generated by the main plant room and distributed to the homes, each of which has a separate meter and is billed by the management company.

Lighting: Designed by Hampshire Light to accentuate the wealth of period features and soaring vaults. All the lights are LED and are in different zones controlled by Rako lighting.

Media and AV: BT and Virgin Cable are connected and there is a fully integrated sound system and speakers by Ugot (using CAT 5 cable).

#### **OUTSIDE**

The property has 1 private parking space with EV charging.

## **ADDITIONAL INFORMATION**

**Tenure:** Leasehold - 125 years from January 2016

**Business Rates:** : The property has a rateable value of £5,000

**Service Charge:** For the building, plant and grounds maintenance plus buildings insurance. Further details available from the agents.

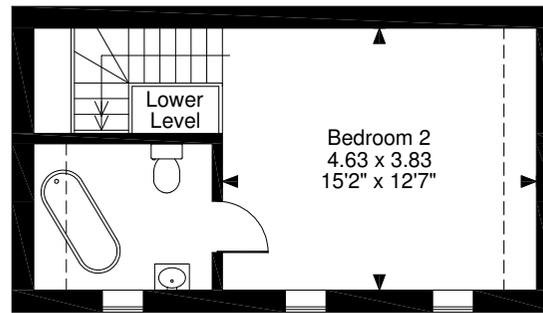
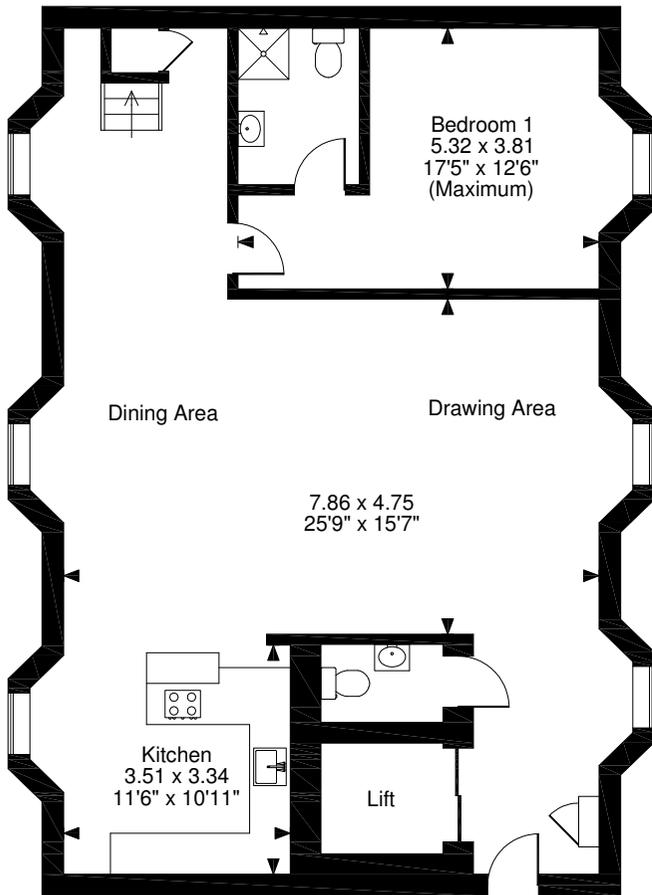
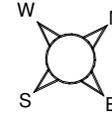
**Local Authority:** Winchester City Council T: 01962 840222

**Viewing:** Strictly by appointment through the selling agents Carter Jonas T: 01962 842742

**Directions; SO23 9EF :** Leave Winchester on Southgate Street. Just after Archery Lane St. Thomas will be found on the right and the entrance we will be found to the south of the property.



**Southgate Street, Winchester**  
**Approximate Gross Internal Area**  
**1,350 sq ft / 125 sq m**



**Upper First Floor/  
Mezzanine**

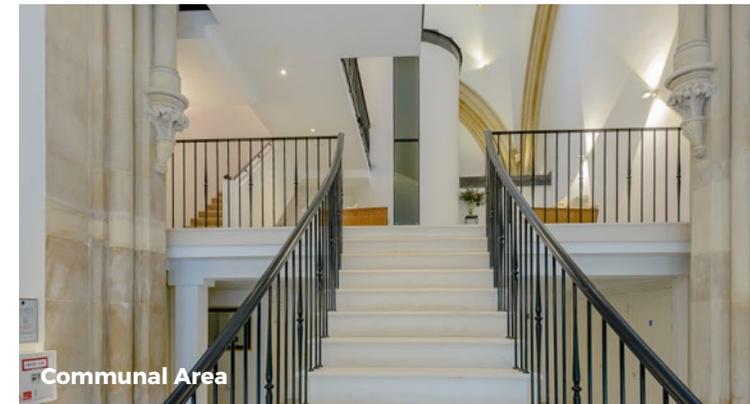
**First Floor**

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

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

□ □ □ □ Denotes restricted head height

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**Communal Area**



**Communal Area**

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Offices throughout the UK



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