



Minster Cottage

3a Great Minster Street, Winchester, SO23 9HA

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A rare and exciting opportunity to acquire a historic period townhouse in the very heart of Winchester. The property enjoys uninterrupted views of Winchester Cathedral and lies just moments from the High Street and the landmark Buttercross. Whether as a primary residence, city pied-à-terre, or investment opportunity, this property offers the perfect blend of heritage, setting, and possibility, all within easy reach of Winchester's vibrant cultural, culinary, and retail amenities. The property also benefits from being unlisted.

Ground Floor

Entrance Hallway, Sitting Room, Kitchen/Dining Room, Bedroom with En-Suite Shower Room, Cloakroom

First Floor

Reception/Sitting Room, Bedroom, Kitchen, Shower Room



Guide Price £975,000



FLOOR PLAN



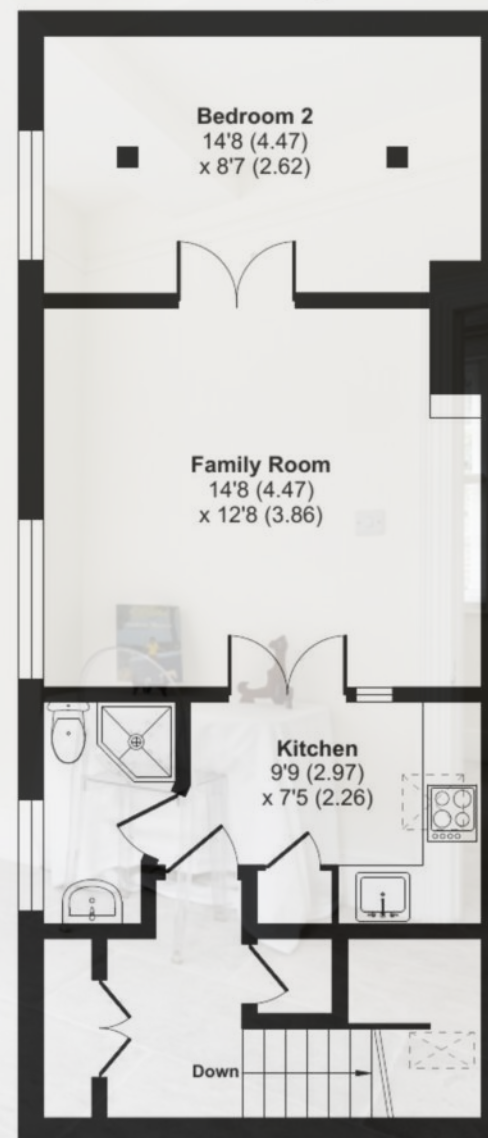
Great Minster Street, Winchester, SO23

Approximate Area = 1347 sq ft / 125.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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The Property

Minster Cottage, once part of the historic Minster House, was most recently home to a distinguished art gallery. The ground floor has just undergone a high-quality refurbishment and now features French limestone tiled flooring with underfloor heating. The kitchen/dining room is beautifully appointed with bespoke Tom Howley cabinetry and integrated Miele appliances and Silestone Quartz worksurfaces. Period details have been carefully preserved, including a Victorian fireplace, ornate cornicing, and picture rails, elements that are also echoed in the adjacent sitting room. This level further benefits from a spacious double bedroom with an en suite shower room, along with a separate cloakroom, both featuring Lefroy Brooks sanitary units.

From the entrance vestibule and hallway, a staircase leads to the first floor, featuring oak flooring throughout and a well-equipped kitchen with integrated appliances. The adjoining sitting/dining room includes an alcove with fitted bench seating and storage, perfect for a dining table. Beyond is a double bedroom and a stylish shower room. Cleverly designed built-in storage has been added throughout, and the east-facing windows offer stunning views of the Cathedral.



Outside

The property fronts directly onto Great Minster Street and the main entrance to the Cathedral and its grounds.



Location

Minster Cottage enjoys a prime position on Great Minster Street, one of Winchester's most historic and sought-after locations. Nestled between the awe-inspiring 11th-century Cathedral, its tranquil Close, the iconic Buttercross, and the bustling High Street, this exceptional home places you at the very heart of the city.

Tucked away just off The Square, Great Minster Street is now pedestrianised with resident access only, making it remarkably quiet and peaceful despite its central setting. The surrounding area is a delightful network of charming, narrow streets lined with period homes and independent shops, creating an atmosphere rich in character and history.

A wealth of amenities are within easy walking distance, including acclaimed restaurants, artisan coffee shops, the Theatre Royal, a cinema, library, and a well-equipped sports centre. Winchester offers outstanding transport links, with London reachable by train in approximately 57 minutes. For motorists, the nearby M3 provides swift access to the capital (65 miles) and connects southbound to the M27 for ferry services from Southampton, Portsmouth, and Poole.

Winchester also provides an excellent range of private and state schools, a sixth form college, school of art and university.





Additional Information

Ground Floor EPC: C Current: 69 Potential: 70
Council Tax Band: B

Upper Floor EPC: D Current: 56 Potential: 65
Council Tax Band: A

Tenure: Freehold
Local Authority: Winchester City Council

Services: Mains electric and water
Heating: Electric

Broadband: Ultrafast broadband available at the property (Ofcom).
Mobile signal/coverage: No known issues, buyer to check with their provider.

Directions

Proceed in an Easterly direction down Winchester High Street. Turn right at the Buttercross and proceed under the archway opening out onto The Square. From here, continue along to where the road meets Great Minster Street and the property will be found on the right hand side, adjacent to the Cathedral grounds.

Important Information

Spencers of property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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