

# Purdie & Swan

Lettings and Property Management



Quarry Road, Winchester, SO23 0JF  
Rent: £1,625 pcm EPC Rating: E Council Tax Band: D





Property Features

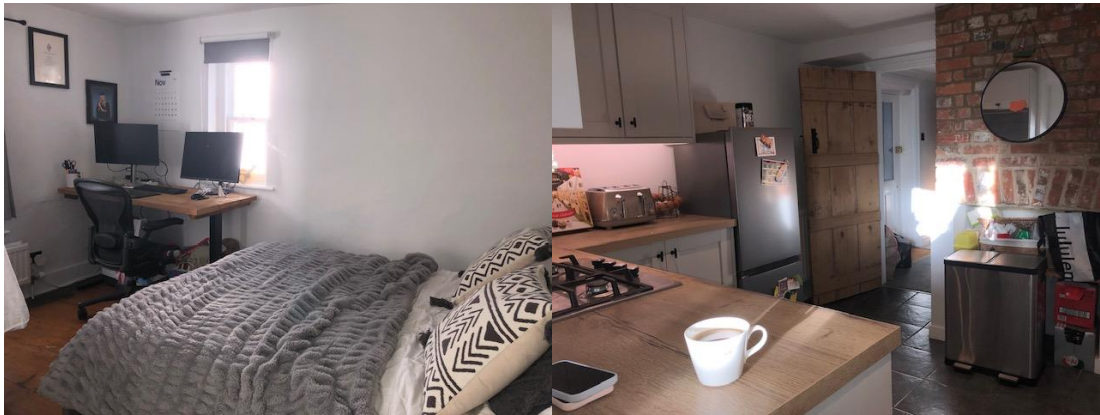
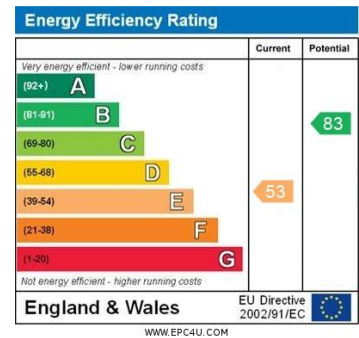
COTTAGE \* APPLIANCES INCLUDED \* CATCHMENT FOR WESTGATE SCHOOL \* EXPOSED WOOD FLOORS \* 962 SQUARE FOOT \* REFURBISHED A YEAR AGO \* OPPOSITE ST GILE'S HILL \* PERMIT PARKING AVAILABLE VIA THE COUNCIL \* PATIO AREA \* MANAGED BY AGENT.

Description

A characterful cottage which was refurbished in 2024 and is located opposite the entrance to St Giles' Hill. You enter the property into a glass atrium entrance lobby which leads to a patio area and the front door to the house. There is a sitting room with an ornamental fireplace and kitchen which includes free standing fridge/freezer, built in dishwasher, washing machine, hob and oven with a few steps down to a high ceilinged dining area. There is also some understairs storage and a cloakroom which completes the ground floor. Upstairs there are two double bedrooms which benefit from wood floors and a bathroom with a shower over the bath. There is on-street permit parking available via the council, eligible for two resident permits and two visitor permits at the cost of the Tenant. Gas central heating and hot water and all services are mains connected.

Additional Information

Postcode: SO23 0JF  
Available: 19th February 2026  
Winchester City Council: Tax band D  
EPC Rating: E  
Unfurnished  
A pet at the Landlord’s discretion  
Deposit: £1875 (five weeks based on advertised rent)  
Holding deposit: £375 (one week based on advertised rent)  
Broadband available refer to the Ofcom Checker for more detail  
Mobile Signal/Coverage - refer to the Ofcom Checker for more detail



AGENTS DETAILS

T - 01962 842155  
E - katherine@purdieandswan.co.uk  
W - www.purdieandswan.co.uk

We wish to inform you that these particulars, which are believed to be accurate, are set out for your guidance only, and do not constitute or form part of an offer or contract. You should satisfy yourself by inspection, searches, enquiries and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Purdie & Swan or the vendor or lessor. All measurements, distances and the proportions of the floor plans provided are approximate. We have not carried out a survey nor tested the services, appliances and specific fittings. Fixtures, fittings and furnishings are not included unless specifically described. It should not be assumed that the property remains as shown in the photographs. Amounts quoted are exclusive of VAT if applicable.