

KNIGHTS QUARTER

WINCHESTER



DISCOVER
WINCHESTER

WINCHESTER IS WAITING FOR YOU

Fall in love with Winchester Page 04

Winchester will enchant you from the beginning: it is doused in history and prestige. Whilst you explore the ancient city, you will be confronted with days of yore and feel instantly inspired. When integrating into the community, you will be met with warmth and friendliness. As you explore the surrounding area, you will marvel at nature's beauty. Winchester really has it all.

Staying connected Page 05

Winchester is ideally located to other major cities and offers fantastic commuter links by road and rail; this is the reason it is becoming an increasingly popular area for young professionals and families to settle.

The perfect place to call home Page 06-07

Do not be deceived. While Winchester may be smaller than other major UK cities, such as London or Manchester, it has endless character and charm that will lure you in from the start while offering a splendid quality of living.

Steeped in history Page 08-09

As you stroll through the meandering streets of Winchester, you can immerse yourself in the ancient city and all that it has to offer you, including the major and small reminders, that you are walking through what was once the ancient capital of England.

Indulge and splurge Page 10-11

Despite being known for its ruins and gothic cathedral, Winchester is a multi-faceted city that will thrill and excite in numerous ways. Winchester boasts plenty of popular restaurants, high-end shopping, chic cafes, stylish boutiques, theatres and even a famous distillery; there are plenty of amenities to discover and experience.

Inspiring institutions, family-friendly fun and attractions Page 12-15

The healthy development of children is essential for the well-being of society. Not only does Winchester have a host of esteemed and respected educational institutions; it also has plenty of fantastic attractions for you and your children to enjoy.

Living in Winchester and Knights Quarter Page 16-17

Winchester has plenty to offer, from more affordable prices to easy commutes into London. It is a popular place to reside, voted 6th happiest place to live in the South East by Rightmove in 2021.



FALL IN LOVE WITH WINCHESTER

It is hard not to romanticise Winchester. Home to a rich historic past, an eclectic mix of period buildings, the poetry of John Keats and Jane Austen's beloved literary characters, Winchester will inspire and delight in equal measure.

With the romantic rolling countryside on your doorstep, the strong community spirit and the fantastic quality of living, Winchester is the dream destination for doers, thinkers, believers and feelers.

Knights Quarter is in a highly desirable location: the heart of the city. The apartments and townhouses are modern and have been designed with decadence in mind.

Outside of the beautifully landscaped gardens, you will find a myriad of old timbered houses, ruins and churches – all scattered around the city – that tell the fascinating story of this ancient town. Winchester is the ideal place to carve your own story and call home.

STAYING CONNECTED

Winchester offers great transport links by road, rail and air, helping you to stay connected both nationally and internationally.



08 MINUTES Southampton Airport Parkway	14 MINUTES Basingstoke	16 MINUTES Southampton Central	45 MINUTES Guildford
46 MINUTES Bournemouth	53 MINUTES Clapham Junction	54 MINUTES Portsmouth Harbour	59 MINUTES London Waterloo



02 MILES M3 (Junction 9)	13 MILES Southampton City Centre	30 MILES Portsmouth City Centre	36 MILES Reading City Centre
38 MILES Guildford	41 MILES Bournemouth Beach	66 MILES Central London	73 MILES Brighton Beach



Airports within 40 miles

Southampton Airport (SOU) – 9 miles
Bournemouth Airport (BOH) – 39 miles

Travelling further afield?

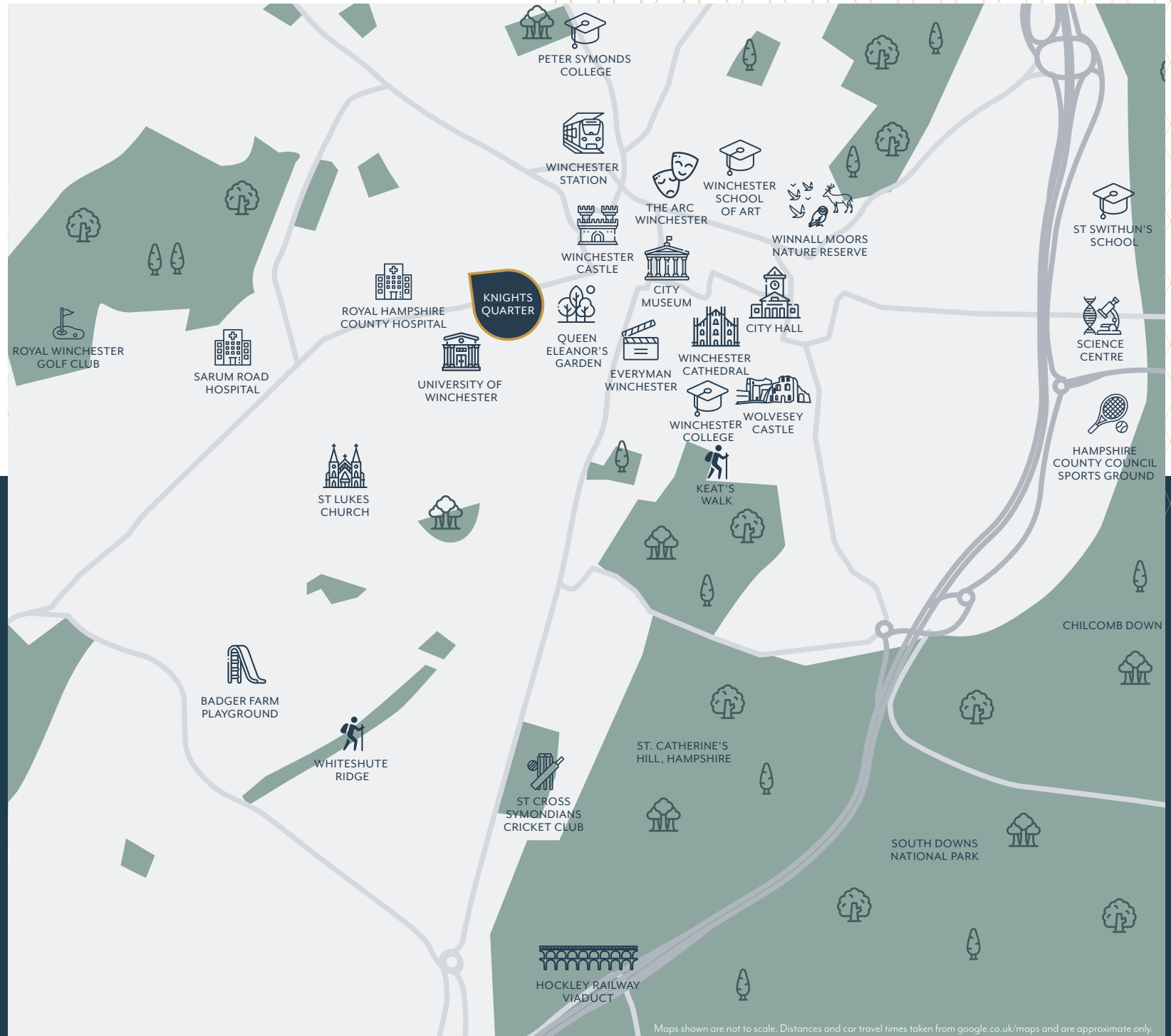
London Heathrow (LHR) – 50 miles
London Gatwick (LGW) – 73 miles

Distances and car travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only. Rail times are taken from [nationalrail.co.uk](https://www.nationalrail.co.uk) and are approximate only.

THE PERFECT PLACE TO CALL HOME

Immerse yourself in the vibrant, buzzing city or take a step back and escape to the tranquility of nature.

Winchester has everything on offer from prestigious educational institutions, family-friendly attractions, amenities and places to socialise.



Maps shown are not to scale. Distances and car travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only.

Drive time from Knights Quarter...



University of Winchester		2 min
Queen Eleanor's Garden		2 min
Royal Hampshire County Hospital		2 min
Everyman Winchester		3 min
Sarum Road Hospital		3 min
Royal Winchester Golf Club		3 min
Winchester College		4 min
Peter Symonds College		5 min
The Arc Winchester		5 min
St Luke's Church		5 min
Winchester Station		5 min
Whiteshute Ridge		5 min
Badger Farm Playground		6 min
Keat's Walk		6 min
St Cross Symondians Cricket Club		6 min
Hickley Railway Viaduct		7 min
Winchester School of Art		7 min
Winnall Moors Nature Reserve		7 min
Hampshire County Council Sports Ground		9 min
St Catherine's Hill, Hampshire		9 min
St Whithun's School		9 min
City Museum		10 min
Science Centre		12 min

STEEPED IN HISTORY

Winchester, the Ancient Capital of England.

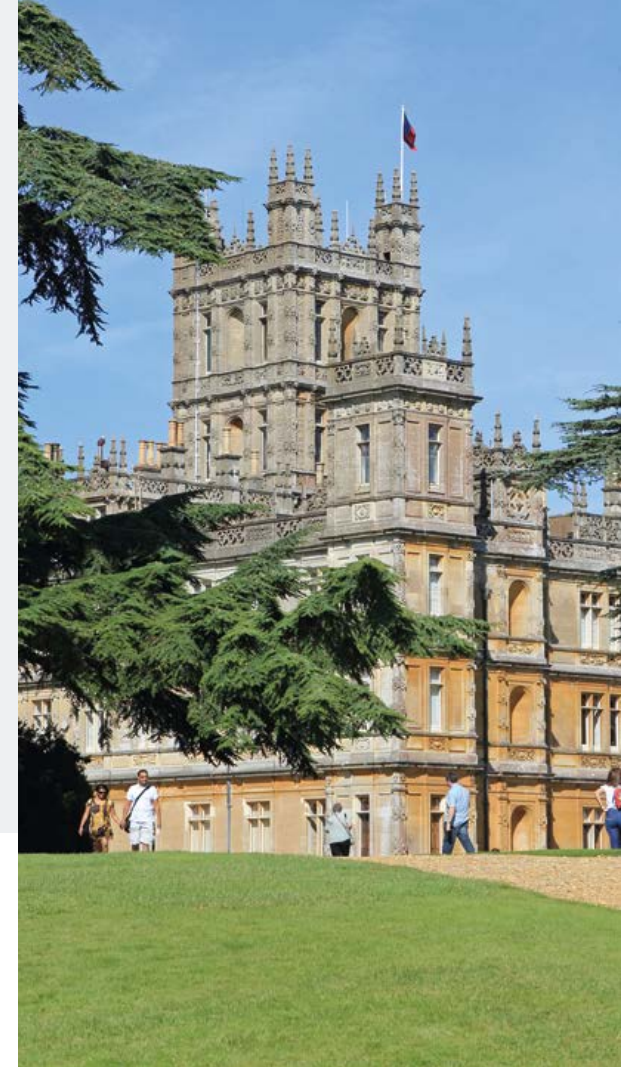
Wandering around the winding, ancient streets of Winchester will fill you with awe. As you gaze upon the striking architecture, both antiquated and contemporary, you'll feel the layers of history permeating from every turn. Winchester is known now for its prestige, so it's easy to forget that the first settlers arrived over 2,000 years ago.

When King Alfred the Great, the King of Wessex, established Winchester as his capital, it became known as the ancient capital of England.

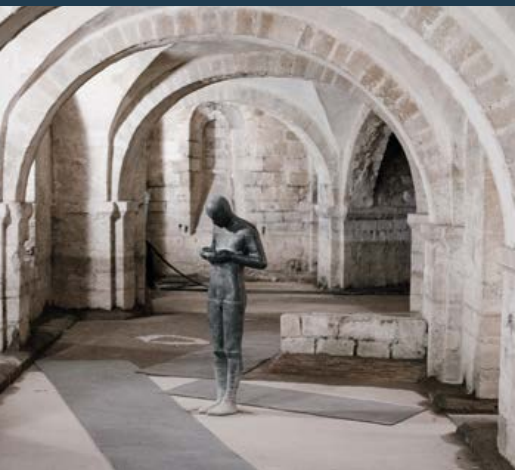


Highclere Castle

Close by you'll also be able to explore Highclere Castle, a Grade I listed country house built in 1679. The 5,000-acre estate is where *Downton Abbey* was filmed, and holds frequent events for the whole family to enjoy.



Every year, in September, Winchester celebrates Heritage Open Days – an annual festival that revels in Winchester's history, heritage and architecture.



OTHER HISTORICAL AREAS OF INTEREST:

- **The Great Hall**, to visit King Arthur's Round Table
- **Winchester College**, the oldest continuously running school in the country
- **Winchester City Mill**, an ancient working watermill
- **Winchester City Museum**, to find out Winchester's role in English history
- **The Westgate Museum**, an old debtors' prison and the last medieval gate into the city
- **Winchester's Military Quarter**, six military museums in close proximity to each other
- **Jane Austen's House**, for lovers of Literature

Old Wykehamists

Former pupils of Winchester College are called Old Wykehamists, after the school's founder, William of Wykeham. The school's traditions include a 600-year-old ceremony in which the Warden, wearing the Founder's Ring, admits each new Scholar. "Illumina", an autumn celebration, is where candles are placed all over the medieval walls and around the playing fields; and "Morning Hills", held once a year, when all the school's pupils and teachers climb St Catherine's Hill for a roll call and prayers.

INDULGE AND SPLURGE

Winchester is a city with many strings to its bow; it is not only famous for its history, but for its fine food, homemade gin and array of shops. It comes as no surprise that the locals don't want to leave (Winchester was voted the happiest place to live in the UK in 2020 by ONS) or that it attracts an increasing number of tourists every year.

Boutiques will entice you; theatres will enthuse you; bars will embrace you; and restaurants will enrapture you. So whether you're a shopaholic, a foodie, a film buff or a spirit connoisseur, Winchester has something to suit everyone.



You'll find a range of cuisine within Winchester from around the world, and also plenty of local produce from the thriving monthly farmers' market.



Winchester Farmers' Market

On the second and last Sunday of every month, the city centre comes alive with the largest farmers' market in the UK. Located in the Broadway area, over 80 producers attend the market and there is something for everyone – from meats, cheese, honey and ice cream to bread, cake, fish, fruits and vegetables.



Winchester Christmas Market

Christmas in Winchester is unlike any other. Winchester's world-famous Christmas Market is widely regarded as one of the best in Europe; this is the reason over 400,000 people flock to the 'Christmas Capital of England' each year.

With the twinkling Christmas lights in the background, a mulled wine in one hand and a mince pie in the other, there's no better place to browse the stalls and pick up Christmas gifts for your loved ones.

This period of merry-making will quickly become an important period in your social calendar.



Art and Design Market

The market takes place every third Sunday of the month from 10am to 4pm in the Broadway area and is the perfect place to indulge in vintage arts and crafts from local artists. Choose from fine art, mixed media, photography, textiles, carvings, prints, vintage clothes and much more.



An outstanding choice of cultural attractions

Enjoy a performance at the renovated Edwardian Theatre Royal, or join the street party at The Hat Fair Festival which takes place every July.

If you're a film buff then don't miss a movie at the Winchester Everyman, housed in a converted church. Or why not get the kids star-gazing at The Winchester Science Centre and Planetarium.

INSPIRING INSTITUTIONS

97% of primary schools in Winchester are rated 'Good' or 'Outstanding' by OFSTED.

FIGURES CORRECT AS OF JULY 2022



University of Winchester

Set in the heart of the city centre, the friendly and compact campus provides students with the benefit of city and campus living.

The University of Winchester is ranked joint sixth in the UK for the number of graduates in full-time employment or further study 15 months after graduation.



Winchester College

Winchester College is one of the oldest and most prestigious independent boarding schools for boys in the UK.

Winchester College ranks alongside Eton and Harrow as one of the world's most outstanding schools.



St Swithun's School

St Swithun's School is an independent day, weekly and full boarding girls' school. It was founded in 1884 by Anna Bramston, daughter of the then Dean of Winchester. The school is located on an impressive and stunning 45 acres of land.

St Swithun's is renowned for academic excellence and extra-curricular clubs. It has a rigorous programme of study and 80% of its students go on to study at Russell Group universities, with 10% of students gaining places at Oxford or Cambridge.

FAMILY FRIENDLY FUN

Winchester is well known for being a family-friendly city. Every year, new families are attracted to the area due to the range of prestigious educational institutions and host of child-friendly attractions.



Winchester Science Centre and Planetarium

Winchester Science Centre and Planetarium will take you on an action-packed adventure. The centre delves into the different STEM (science, technology, engineering and maths) disciplines and is the perfect family day out!

Theatre Royal Winchester

Located in the heart of the city, **Theatre Royal Winchester** is a stunning Edwardian-style theatre. With 400 seats and a diverse programme of drama, family theatre, dance and music, there is something to suit everyone. Every year, the theatre offers a popular traditional family pantomime – perfect for spending time with children on a chilly evening!



Marwell Zoo

Marwell Zoo, open 363 days a year, houses hundreds of exotic and endangered animals on a stunning 140-acre site. Stroll around this outdoor attraction at your leisure, all while spotting a variety of beautiful animals.

WINCHESTER HAS IT ALL

01

WINCHESTER CATHEDRAL

One of the largest of its kind in the UK, the cathedral has been standing for over 900 years.

02

THE GREAT HALL

Home to King Arthur's Round Table, medieval mythology and the last remains of Winchester Castle.

03

WINCHESTER COLLEGE

Founded in 1382, this world famous boarding school is the oldest of the great public schools of England.

04

HOSPITAL OF ST CROSS

One of England's oldest continuing almshouses, renowned for its beauty in setting and architecture.

05

WINCHESTER CITY MILL

A place to discover the ancient working watermill, rich in history and things to see.

06

SOUTH DOWNS WAY

A National Trail, known for its beautiful views across the South Downs.

07

MARWELL ZOO

The zoo is home to over 1,200 animals from giraffes to tigers, meerkats to penguins, and more!

08

ST CATHERINE'S HILL

Protected by the Wildlife Trust, there are beautiful walking trails above the river valley.

09

WINCHESTER SCIENCE CENTRE & PLANETARIUM

An interactive, science and technology day out with live shows and exhibits.

10

BLACKWOOD FOREST

Natural scenery and a variety of paths to explore, plus holiday cabins and activities.

WINCHESTER ATTRACTS
5.6 MILLION
VISITORS EACH YEAR

SOURCE: WINCHESTER.GOV.UK

WHERE TO FIND OUT MORE

BADGER FARM PLAYGROUND

www.badgerfarm-pc.gov.uk/recreation/

BLACKWOOD FOREST

www.forestryengland.uk/blackwood-forest

CITY MUSEUM

www.hampshireculture.org.uk/winchester-city-museum

EVERYMAN WINCHESTER

www.everymancinema.com/winchester

HAMPSHIRE COUNTRY COUNCIL SPORTS GROUND

www.footballgroundmap.com/ground/hampshire-county-council-sports-ground/winchester-castle

HICKLEY RAILWAY VIADUCT

www.visitwinchester.co.uk/listing/viaduct-way-trail/

HOSPITAL OF ST CROSS

www.hospitalofstcross.co.uk/

KEAT'S WALK

www.visitwinchester.co.uk/listing/keats-trail/

MARWELL ZOO

www.marwell.org.uk/

PETER SYMONDS COLLEGE

www.psc.ac.uk/

QUEEN ELEANOR'S GARDEN

www.visit-hampshire.co.uk/things-to-do/queen-eleanors-garden-p77901

ROYAL HAMPSHIRE COUNTY HOSPITAL

www.hampshirehospitals.nhs.uk/patients-visitors/contact-us/royal-hampshire-county-hospital-rhch

ROYAL WINCHESTER GOLF CLUB

www.royalwinchestergolfclub.com/

SARUM ROAD HOSPITAL

www.circlehealthgroup.co.uk/hospitals/sarum-road-hospital

SCIENCE CENTRE

www.winchestersciencecentre.org/

SOUTH DOWNS WAY

www.nationaltrail.co.uk/en_GB/trails/south-downs-way/

ST CATHERINE'S HILL, HAMPSHIRE

www.hiwwt.org.uk/nature-reserves/st-catherines-hill-nature-reserve

ST CROSS SYMONDIANS CRICKET CLUB

www.stcrosscc.com/

ST SWITHUN'S SCHOOL

www.stswithuns.com/

THE ARC WINCHESTER

www.arcwinchester.org.uk/

THE GREAT HALL

www.hants.gov.uk/greathall/

UNIVERSITY OF WINCHESTER

www.winchester.ac.uk/

WHITESHUTE RIDGE

www.badgerfarm-pc.gov.uk/whiteshute-ridge/

WINNALL MOORS NATURE RESERVE

www.hiwwt.org.uk/nature-reserves/winnall-moors-nature-reserve

WINCHESTER CATHEDRAL

www.winchester-cathedral.org.uk/

WINCHESTER CITY MILL

www.nationaltrust.org.uk/winchester-city-mill

WINCHESTER COLLEGE

www.winchestercollege.org

WINCHESTER SCHOOL OF ART

www.southampton.ac.uk/about/faculties-schoolsdepartments/winchester-school-of-art

WINCHESTER STATION

www.southwesternrailway.com/travelling-with-us/at-the-station/winchester

LIVING IN WINCHESTER

There is a vibrant letting market in Winchester, which means landlords have excellent opportunities when it comes to buy-to-let properties. A convenient commute to London, more space than the London market and more affordable prices makes Winchester a popular move for commuters. It also offers the chance to live amongst historical city Landmarks, surrounded with world class education.

Property value in Winchester

According to Rightmove, the average house price in Winchester is currently:

£588,768

SOURCE: RIGHTMOVE.CO.UK (JULY 2022)

Between March 2020 and 2021 rental prices in Winchester increased by:

4.7%

SOURCE: SAVILLS (MARCH 2021)

A population of:

122,000

SOURCE: WORLDPOPULATIONREVIEW (JULY 2022)

Voted:

6th

Happiest place to live in the South East by Rightmove in 2021.

SOURCE: RIGHTMOVE.CO.UK

Estimated rental yield for Knights Quarter:

4%

Based on the property value and estimated yearly rental income of a property and dividing it by the total amount.



Customer service is our priority

We are here to help.

Our Sales Suite and Showhomes are open daily and the team is always on hand to help, either on the phone, online or via video calls. Please get in touch to arrange a chat or to register your interest.



Charlotte says...



Twenty-five-year-old, Charlotte Yea, moved into her fabulous ground-floor apartment in Winchester just three months ago.

Charlotte says:

"The sales and customer care teams at Knights Quarter have been so helpful throughout – they made buying with Berkeley an easy and smooth process. If you are looking for a beautiful new home that is fully equipped to move into, I would highly recommend buying with Berkeley!"

YOUR FUTURE HOME



Knights Quarter is a stunning collection of apartments and townhouses located in the heart of Winchester. The properties boast enhanced views across the city and are set within beautiful landscaped gardens.



Welcome to a world of unparalleled comfort, luxury and elegance.

At Knights Quarter we have created an environment which features the very best in residents' facilities with outstanding shared communal areas and stunning outdoor spaces designed to keep you calm, relaxed and healthy.

The sense of style is only enhanced by the impressive entrance boulevard, central square and courtyard garden.

Most homes have at least one spacious balcony or terrace. Designated, underground parking is allocated to all apartments.

At Berkeley we pride ourselves on creating not just remarkable homes, but outstanding places to live. Knights Quarter is proof of our reputation for building stylish contemporary homes of a superior calibre.



Photography is indicative only.

KNIGHTS QUARTER

WINCHESTER

Sales Suite and Showhomes open daily 10am – 5pm

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Berkeley
Designed for life