



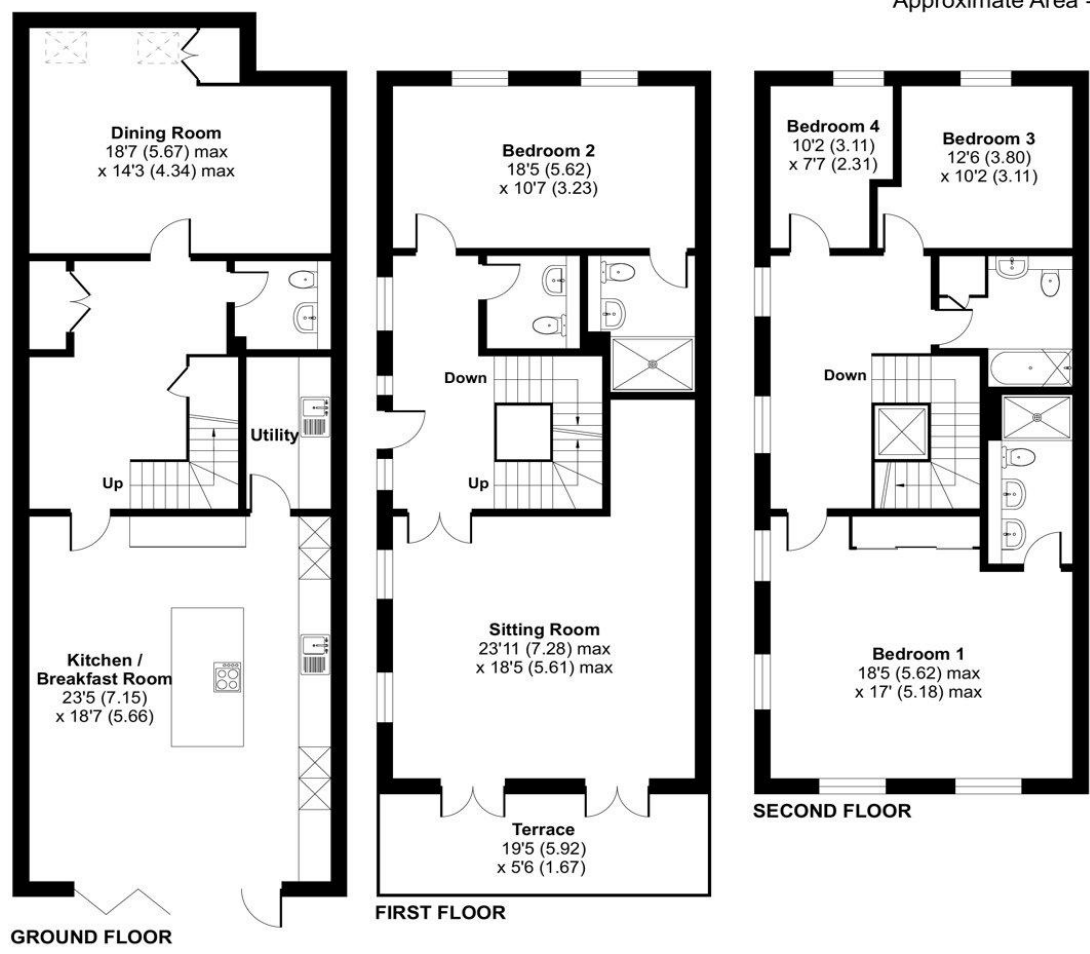
Chilbolton Gate, Chilbolton Avenue, Winchester, Hampshire, SO22 5HD



## ACCOMMODATION

Four bedroom house located on Chilbolton Avenue and offering spacious accommodation throughout. The front door opens onto an impressive entrance hall, leading to a substantial lounge area with its own library/ home office. Bi-folding doors open up onto a vast terrace with views over the rear garden. There is also a large bedroom with ensuite bathroom and a generous cloakroom. Stairs to the ground floor present a luxurious designer kitchen, family and dining area all served by a generous service kitchen and pantry. Full height bi-folding doors open onto the landscaped rear garden. There is also a dining room, perfect for entertaining, as well as a further cloakroom. The second floor offers a superior master bedroom complete with ensuite shower room. There are two further bedrooms and family bathroom. Outside, there is professional landscaping to the front of the property, with space for parking and a private garden to the rear.

Disclaimer: images are of the show home.



Approximate Area = 2653 sq ft / 246.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>87</b>	<b>91</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</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	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1198078



## SITUATION

This is a unique, diverse and cosmopolitan city; a mix of the classical and contemporary, with an unrivalled cultural calendar and well renowned schools for all ages. Chilbolton Gate is perfectly located. The city centre is a short drive away, as is the hospital, university and mainline train station where London Waterloo is less than an hour away. Local road networks such as the M3 provides direct routes to London, Heathrow, the M27 connects to Southampton and the South coast whilst the A34 links up to Oxford and the Midlands. Chilbolton Gate offers everything and more.



**SPECIFICATION**

- Modern Semi Detached Townhouse
- Four Bedrooms
- Open Plan Kitchen/ Breakfast/ Family Room
- Dining Room
- Sitting Room
- Utility Room
- En Suite Bathrooms
- Underfloor Heating Throughout

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band G

**ASKING PRICE £1,350,000**

**TENURE**

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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