



Ambleside, Kilmeston Close, Park Road, Winchester, SO22 6AA





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The largest of three impressive new homes in a prestigious location on Park Road, built in a traditional style by exceptional house builders Alfred Homes.



- Built by Alfred Homes
 - Wonderfully high ceilings and exceptional finish throughout
 - Five generous double bedrooms, three with en-suites
 - Impressive kitchen, dining and family room with garden access
 - Additional family/games room
- Spacious drawing room with bay window and separate study with bay window
 - Utility room with outside access
 - Garage with additional driveway parking
- Kilmeston Close is a private road of just three new properties

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ACCOMMODATION

Launching October 14th and ready to move in this autumn. Book your appointment to view this impressive new property by Alfred Homes in a much sought-after location, offering spacious and versatile accommodation with five double bedrooms, study, garden and garage.

The ground floor of this exceptional home is an impressive space with a generous drawing room a study both enjoying handsome bay windows, complemented by a wonderful kitchen, dining and family room opening onto the pretty rear garden and terrace. Leading from the kitchen is a separate utility room with outside access.

On the first floor is a beautiful principal bedroom suite with a furnished dressing area and indulgent en-suite bathroom, plus three further double bedrooms, one with an en-suite, and a family bathroom. The second floor offers a versatile family/games room plus another en-suite double bedroom – a wonderful space that could be used as a home office, gym or an excellent guest suite. There is also a generous plant room that offers plenty of useful storage.

Outside is a garage and space for driveway parking, plus planting to the front and a rear garden mostly laid to lawn with side access.

Disclaimer: The image of the property is a CGI and the internal images shown throughout this brochure are from a previous Alfred Homes development.



SITUATION

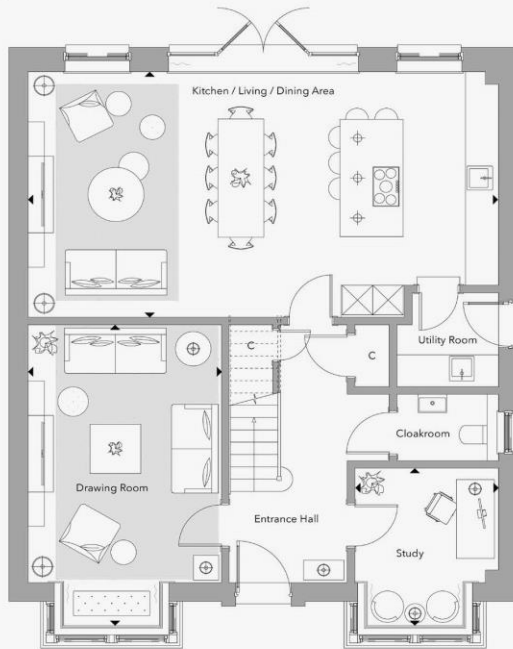
Kilmeston Close is a short private road of just three new homes, situated off the highly desirable Park Road, within easy reach of Winchester's superb city centre and the mainline station. There is an excellent range of facilities nearby including Waitrose, a doctor's surgery, post office, schools and similar. Key road networks (M3/M27/A34) are equally accessible, as is some beautiful open countryside, including Farley Mount Country Park, and for golfers, the Royal Winchester is just a short distance by car.

Steeped in history, Winchester is England's ancient capital city and the former seat of King Alfred the Great. This bustling city seamlessly combines grand old architecture with 21st Century art, sculpture and world-class attractions which include the magnificent Cathedral. With award-winning pubs and restaurants and a plethora of boutique shops and café bars, there is so much to enjoy. There is also a cultural programme throughout the year which includes top literary festivals, exhibitions and theatre productions. Winchester boasts some of the best schools in the county and is home to Winchester University and Winchester College - the oldest public school in the United Kingdom. Other notable independent schools are St. Swithun's and The Pilgrims' School.



All this is within easy reach of London, a choice of international airports and the beaches of the South Coast as well as the natural beauty of the New Forest and the rolling countryside of the South Downs National Park. And of course, if you love golf, one of the best courses in the county, The Royal Winchester Golf Club, is on your doorstep.





GROUND FLOOR

Kitchen/Living/Dining Area	9.25m x 4.99m	30'4" x 16'4"
Drawing Room	3.80m x 6.16m	12'6" x 20'2"
Study	2.83m x 3.25m	9'3" x 10'8"
Garage*	3.05m x 6.20m	10'0" x 20'4"

*not shown.



FIRST FLOOR

Master Bedroom/Dressing	3.82m x 5.46m	12'7" x 17'11"
Bedroom 2	3.06m x 4.11m	10'1" x 13'6"
Bedroom 4	3.06m x 4.13m	10'1" x 13'6"
Bedroom 5	3.81m x 2.68m	12'6" x 8'9"



SECOND FLOOR

Family Room	3.82m x 5.46m	12'7" x 17'11"
Bedroom 3	3.04m x 4.59m	10'0" x 15'1"



LOCAL AUTHORITY
Winchester City Council

ASKING PRICE
£1,895,000

TENURE
Freehold