



King George V Place, Chilbolton Avenue, Winchester, Hampshire, SO22 5FU





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An impressive four-bedroom luxury home with beautiful accommodation set over three floors.



- Four-bedroom home set over three floors
- Open-plan kitchen/dining/family room
- Stylish living room
- Laundry Room
- Snug
- Two en-suites and a family bathroom
- Landscaped garden

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ACCOMMODATION

The ground floor reception hall leads to a wonderful open-plan living area; a stunning Leicht kitchen, dining and family room complete with Quartz work surfaces, Bosch cooking equipment and integral Bosch fridge/freezer. Floor to ceiling sliding patio doors link seamlessly to the landscaped rear garden. The ground floor also offers a striking living room, snug, laundry room and a cloakroom. The first floor hosts the principal bedroom and bedroom two. The principal bedroom is a fabulous space, complete with dressing room, a four-piece en-suite and two Juliet balconies overlooking the stunning garden. Bedroom two is also served by a timeless en-suite. The second floor comprises two further spacious bedrooms served by a spacious four-piece bathroom. Externally, there is a spectacular landscaped garden and parking. Agent's Note: The garden photograph was taken during the summer and has since been slightly re-landscaped.



SITUATION

Steeped in history, Winchester is England's ancient capital city and 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 includes the magnificent Cathedral. With award-winning pubs and restaurants and a plethora of boutique shops and café bars, there is so much to enjoy in this city. There is 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. 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 is on your doorstep.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Area = 2248 sq ft / 208 sq m
 Limited Use Area(s) = 120 sq ft / 11 sq m
 Total = 2368 sq ft / 219 sq m
 For identification only - Not to scale



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LOCAL AUTHORITY & SCHOOL CATCHMENTS

Winchester City Council
Council Tax Band G

ASKING PRICE

£1,180,000

TENURE

Freehold

Annual Service Charges: approx £550

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.