



9 Chilbolton Avenue, Winchester, Hampshire, SO22 5GX



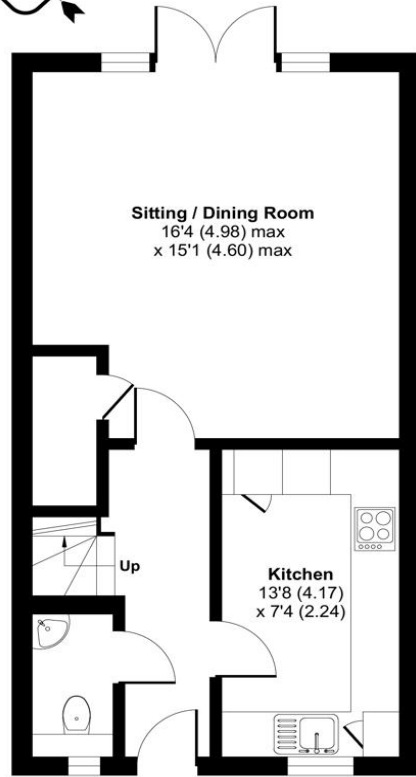
## ACCOMMODATION

Welcome to this exquisite three-bedroom terraced home situated in the highly sought-after Farley Reach development. This particular property, once the show home, boasts an array of premium features, including integrated wardrobes, high-end fittings, and an enviable position within the community. Farley Reach is renowned for its meticulous grounds which provide a secure and tranquil environment, with the added convenience of two under croft parking spaces. As you step through the welcoming entrance, you'll discover a contemporary kitchen adorned with stylish high gloss units, black worktops, ample storage, and essential white goods. The sitting/dining room at the rear features French doors that lead to the charming rear garden, perfect for al fresco socialising. A convenient cloakroom is also located on this floor. The first floor houses bedrooms two and three, both equipped with fitted wardrobes and bedroom two displaying an en-suite shower room. Bedroom three is served by the family bathroom and would make an ideal space for children, an au-pair, or visiting relatives. The top floor unveils the principal suite, an idyllic haven with a Velux balcony window capturing the stunning views. This suite includes a dressing area and an en-suite shower room. With the added bonus of no forward chain, this property is a must-see for those seeking luxury and convenience in a prime location.

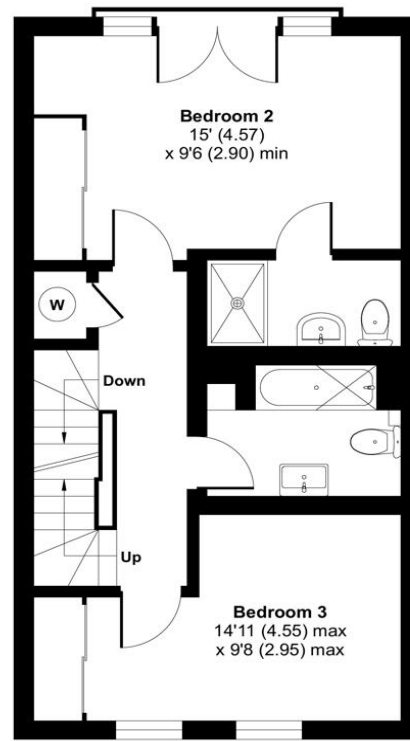


Denotes restricted head height

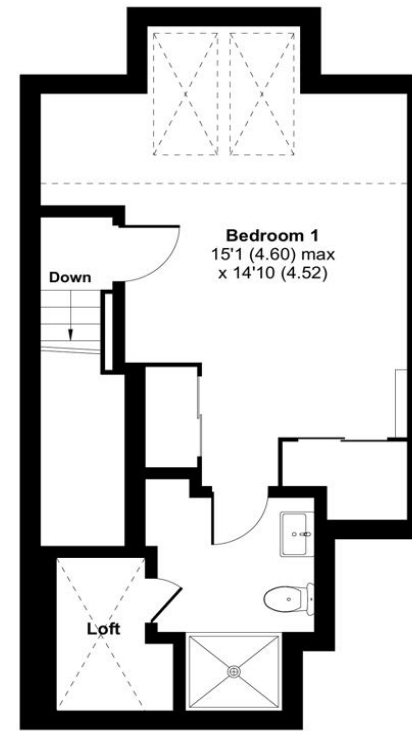
Approximate Area = 1214 sq ft / 112.8 sq m  
 Limited Use Area(s) = 119 sq ft / 11 sq m  
 Total = 1333 sq ft / 123.8 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Charters Estate Agents Limited. REF: 1053715



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	88
(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	

### SITUATION

Conveniently set within the city centre and a short walk to the railway station. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding educational establishments ranging from both private and state schools to a popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations. The A34, M3 and M27 are all within easy reach.



#### **SPECIFICATION**

- Impressive three-bedroom terraced home boasting far-reaching views
- No forward chain
- Exclusive development in one of Winchester's most desirable roads
- Within close proximity to the town centre and mainline railway station
- Two en-suite shower rooms and family bathroom
- Sitting/dining room
- Private rear garden
- Two under croft parking spaces

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: D

#### **ASKING PRICE**

Asking Price £625,000

#### **TENURE**

Leasehold (with a Share of Freehold)

Length of lease - 999 years

No of years remaining - 987

Annual Service Charge - £1960

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