







## 9 King George V Place, Winchester, Hampshire, SO22 5FU

*Impressive, five-bedroom luxury home with beautiful accommodation set over four floors, enjoying the most stunning westerly views out across Royal Winchester Golf Course and the countryside beyond.*



- Exclusive development of just nine homes
- Five-bedroom home set over four floors • Open plan kitchen/dining & family room • Cinema / gym • Living room
- Study • Playroom • Ensuite to bedroom one & two
- Remainder of a Ten-year warranty • Double garage

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## ACCOMMODATION

The lower ground floor offers wonderful open plan living; a stunning Leicht kitchen, dining and family room complete with Quartz work surfaces, Miele cooking equipment and integral Fisher and Paykel fridge/freezer. Floor to ceiling sliding patio doors link seamlessly to the landscaped rear garden. This level also offers a gym /cinema room, larder, cloakroom and a store room. The ground floor reception hall leads to a bright sitting room with fabulous views over the golf course which can be enjoyed via the Juliet balcony or whilst sat on the spacious terrace. The ground floor also offers a generous study/playroom and large utility room with access to the double garage. The first-floor hosts four substantial bedrooms with an ensuite to bedroom two and a family bathroom to serve the further bedrooms. The second floor is dedicated to the principal bedroom suite. This is a magnificent space, complete with dressing area, a four-piece ensuite and a terrace with far reaching views over the golf course. Externally, there is a splendid landscaped rear garden which is laid to lawn and enclosed with side access provided via steps with a gate for security. To the front there are two allocated off road parking spaces in front of the house. The development itself represents the height of luxury living in the form of nine imposing homes in two distinctive styles. Overlooking the rolling fairways of the prestigious Royal Winchester Golf Course and with some of the finest views in Hampshire, this splendid home is found in one of Winchester's premier locations. Disclaimer: The internal images used are from a previous marketing campaign and are for illustrative purposes only.



## 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.

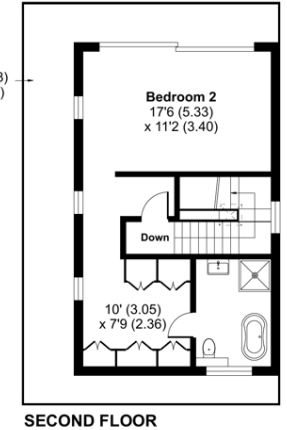
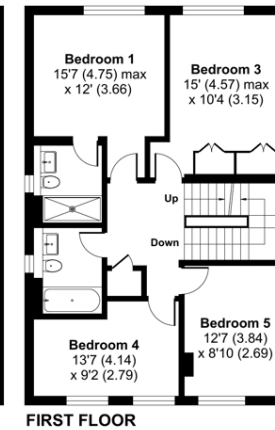
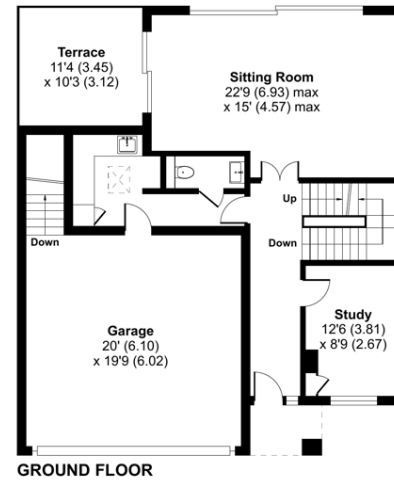




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Area = 3350 sq ft / 311.2 sq m  
 Garage = 426 sq ft / 39.5 sq m  
 Total = 3776 sq ft / 350.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1102117





**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band H

**GUIDE PRICE**

Guide Price £2,600,000

**TENURE**

Freehold