



An exceptional luxury apartment with views

Ashburton Place, 15 Chilbolton Avenue, Winchester, Hampshire SO22 5HB

Share of Freehold (999 years from 1 January 2020)



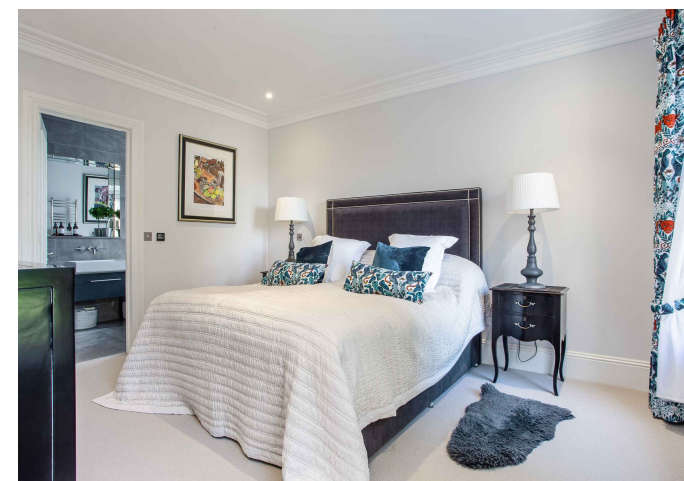
Spacious entrance hall • Open plan reception room
• Three double bedrooms • Bathroom and two en suites
• Secure garage parking • Lift access • Balcony terrace
with superb views • Communal grounds

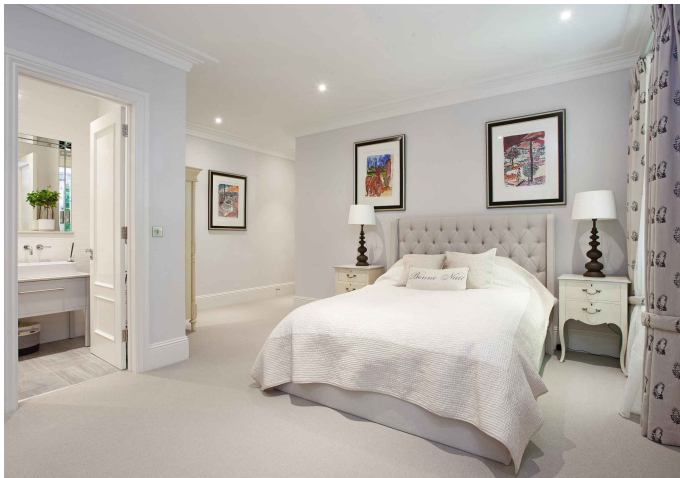
Situation

Famed for its history, the City of Winchester offers a wide cultural experience, with its lively high street with an eclectic mix of independent shops, superb cafés and award-winning restaurants, an excellent theatre and cultural calendar, some of the best schools in the county in both the private and state sector and access to beautiful countryside including the South Downs National Park. Ashburton Place is located off Chilbolton Avenue; a prestigious road well situated for many of Winchester's considerable amenities including the railway station, with fast services to London Waterloo in under an hour, is easily accessible as well as the M3 and A34, providing access to the south coast, Midlands and further afield. Southampton Airport is about 20 minutes' drive, with Heathrow approximately an hour. A few minutes in the car (or a pleasant walk on a fine day) and you will find Waitrose, a doctors' surgery, post office and a good selection of shops and services. The Westgate School is close by with Winchester's St Swithun's and The Pilgrims' School both highly regarded independent schools within easy reach.

Description

This fine collection of twelve modern homes by Alfred Homes offer unrivalled luxury living just a short distance from the historic city of Winchester. This fabulous apartment enjoys an outstanding view across the adjacent Royal Winchester Golf Club and the Hampshire countryside beyond. Key signature features Ashburton Place include exceptionally high ceilings in every room and an outstanding level of detail together with a simply superb finish throughout. The entrance to the apartment block features a stylish, contemporary glass door, with secure video entry system, opening into a smart lobby area highlighted by bespoke lighting and elegant interior design. Stairs, with a stylish, hand-crafted balustrade, lead to the upper floors as an alternative to the personnel lift. The lift also services the basement car park. Outside, ornate wrought iron gates with a video entry system lead to the parking area at the front of the development, where there are both resident and visitor parking bays, with access between the two apartment blocks to the basement car park.





The communal gardens have been professionally landscaped with a mix of specimen trees, shrubs and attractive beds and planters. The property has the benefit from two dedicated car parking spaces in the secure underground car park. There is also a lockable store for every property in the basement area, ideal for golf clubs, bicycles and other such large items.

This first floor apartment benefits from an excellent layout with the impressive living space enjoying two sets of French doors, flanked by picture windows, presenting wonderful views of the golf course and providing access to the private balcony (226 sq. ft). The well-appointed kitchen features an island, ideal for casual dining, with ample room for a formal dining table as well. The principal bedroom also has views over the golf course plus a dedicated dressing room and a luxurious en suite with both bath and walk-in shower. The guest suite also has an en suite plus built-in wardrobes while the generous study might alternatively be utilised as an additional double bedroom. There is also a guest shower room and a small laundry room.

Tenure

Share of Freehold (999 years from 1 January 2020).

Services

Mains water, drainage, electricity and gas

Outgoings

Council Tax Band G

Post Code

SO22 5HB

Local Authority

Winchester City Council

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.
EPC Rating = B

Viewing

Strictly by appointment with Savills.

Ashburton Place, 15 Chilbolton Avenue, Winchester, Hampshire, SO22 5HB



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savills.co.uk

Jon Lacey
Savills Winchester
01962 841842
jon.lacey@savills.com

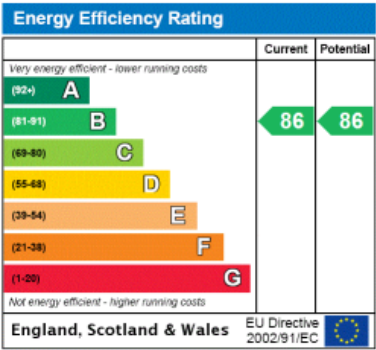
Approximate Area = 167.6 sq m / 1804 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft)
Store = 2.2 sq m / 24 sq ft
Total = 169.8 sq m / 1828 sq ft
Balcony = 21 sq m / 226 sq ft
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First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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