



A spacious home with a lovely view

3 Chilbolton Mews, 19 Chilbolton Avenue, Winchester, Hampshire, SO22 5HU

Freehold



Sitting room • Dining room • Kitchen • Utility • Garden room • Study • Ground floor cloakroom • Four double bedrooms • Two en suites and a bathroom • Double garage • Off road parking • West facing garden

Situation

Chilbolton Mews is a delightful gated courtyard development of four modern homes, set back from Chilbolton Avenue and approximately 1.1 miles of Winchester's High Street. This fabulous property enjoys an outstanding view across the adjacent Royal Winchester Golf Club and the Hampshire countryside beyond.

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.

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 9.5 miles from the property, with Heathrow approximately 51 miles. Nearby you will find Waitrose, a doctors' surgery, post office and a good selection of shops and services.

The Westgate Secondary school and Western Primary school is close by with highly regarded independent schools Winchester College, St Swithun's and The Pilgrims' School, within easy reach.

Description

Chilbolton Mews is a modern development of four houses built in the late 1990's. No. 3 has a spacious interior of around 2350 sq. ft. From a welcoming entrance vestibule, double doors lead into a spacious inner reception hall. From here, doors lead to the study; a cloakroom and WC; the kitchen has fitted units with integrated appliances and further space for a breakfast bar; an adjoining dining room and finally the particularly spacious sitting room which affords a stunning view across the adjacent Royal Hampshire golf course.





This room has a feature gas fireplace with display cupboard units to either side and two sets of French doors lead out on to the garden terrace. The ground floor accommodation is completed with a utility room and garden room. From a generous sized first floor galleried landing, doors lead to four double bedrooms, a main bathroom and large airing cupboard. A feature of the landing area is the staircase lightwell which allows for a wonderful amount of natural light. Bedrooms one and two have en suites and each bedroom has built wardrobes. The two rear aspect bedrooms have railed 'Juliet' balconies with the a stunning far reaching view.

Outside

To the front of the properties there an expansive paved area providing off road parking for several cars with further access to a double garage which has a convenient remote electric door operation. The rear garden to the property has a lovely garden terrace and a lawn garden with a view across the adjacent golf course.

Tenure
Freehold

Outgoings
Council Tax Band G

Services
All mains services including water, gas, electricity and drainage.

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

Post Code
SO22 5HU

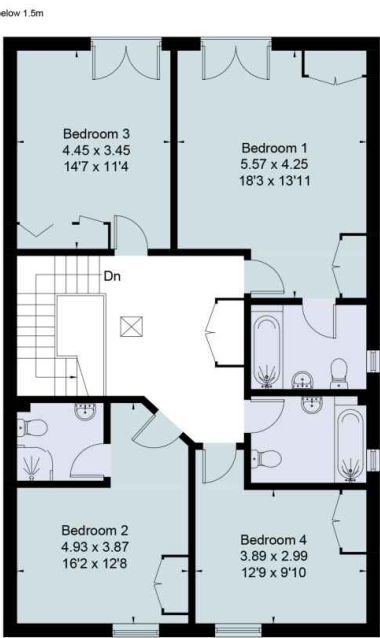
Local Authority
Winchester City Council

Viewing
Strictly by appointment with Savills.

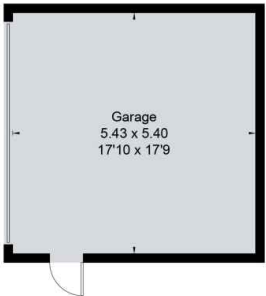
Approximate Area = 218.3 sq m / 2350 sq ft
Garage = 29.3 sq m / 315 sq ft
Total = 247.6 sq m / 2665 sq ft
Including Limited Use Area (2.0 sq m / 21 sq ft)
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Ground Floor



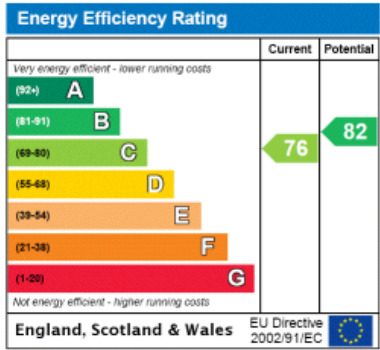
First Floor



(Not Shown In Actual Location / Orientation)

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