



CHILLANDHAM CROSS

CHILLANDHAM LANE • ITCHEN ABBAS • WINCHESTER • HAMPSHIRE • SO21 1AS





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A DETACHED 5-BEDROOM FAMILY HOME OFFERING EXCELLENT FAMILY ACCOMMODATION IN A PRIME LOCATION WITHIN THE ITCHEN VALLEY

ACCOMMODATION

Entrance hall • Dining room • Kitchen/breakfast room • Sitting room • Play room • Study • Gym

Master bedroom with dressing room and en suite bathroom • 4 further bedrooms, 2 en suite • Family bathroom

Double garage • Gardens

EPC = D



Savills Winchester

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SITUATION

Chillandham Cross is situated in the Itchen Valley which is famed for its world class chalk stream fishing and beautiful countryside, whilst being conveniently located for the City of Winchester and the pretty market town of Alresford, which lies about 5 miles to the east. The M3 motorway, A34, A31 and A272 are all within easy reach providing access to London, the south coast and the Midlands and the mainline railway station at Winchester provides a service to London Waterloo.

DESCRIPTION

Chillandham Cross is a really well arranged family home which has been extended and updated by the current owners, resulting in some excellent accommodation, ideal for family living. At first floor level there are 5 really good bedrooms, including a master bedroom suite with dressing room and en suite shower room. There are 4 further well proportioned bedrooms, 2 of which have further en suite facilities, and the remaining bedrooms are serviced by the family bathroom.

At ground floor level there is a large entrance hall which gives a great feeling of space, and this is very much carried through the remainder of the property. The kitchen/breakfast room with its range of floor and wall mounted units including cupboard and drawer sections and work surfaces over and a central island with breakfast bar is very much the hub of the house. Double doors open out onto a large room, currently

configured as a dining room, but which could clearly have multiple uses particularly due to its generous dimensions. A sitting room with its central fireplace and attractive range of bespoke book shelving is a really good room for everyday family living and relaxing. A playroom provides a particularly useful space for those with younger children, and the study towards the rear of the property occupies a quiet corner from which to work from home. A gym, accessed off the sitting room with its own air conditioning, makes a particularly practical and useful space.



OUTSIDE

The property is approached via a gateway which provides access onto the driveway through to the double garage, as well as parking for numerous vehicles.

The gardens lie to the side and rear of the property and have been attractively laid out with some terraced areas ideal for outdoor entertaining and attractive plants provide interest for throughout the year. Large areas of lawn provide plenty of space for outdoor recreation.

ACCOMMODATION

See floor plans.

TENURE

Freehold.

SERVICES

Mains water, electricity and gas. Private drainage. Gas-fired central heating. Partial air source heating and air conditioning.

OUTGOINGS

Council Tax – Band G.

POSTCODE

SO21 1AS

LOCAL AUTHORITY

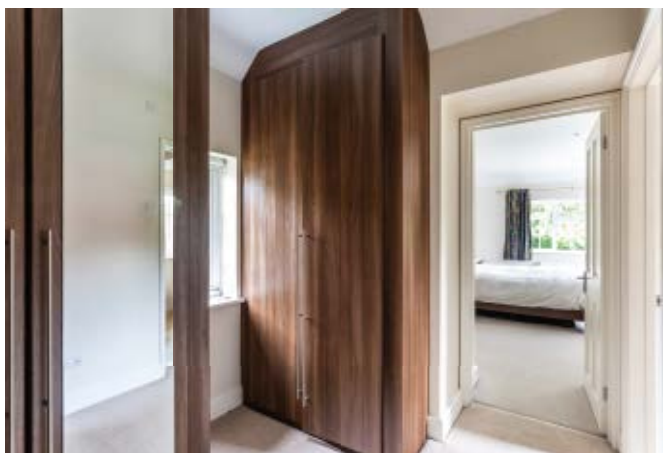
Winchester City Council.

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.

VIEWING

Strictly by appointment with Savills.



Chillandham Cross, Chillandham Lane, Winchester, SO21 1AS

Gross internal area (approx) 287 sq m/3,089 sq ft

Garage (Including Loft) 58 sq m/624 sq ft

Total Area 345 sq m/3,713 sq ft



Important Notice

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Energy Efficiency Rating		Current	Potential
100-91 A			
90-81 B			
80-65 C			75
55-48 D		57	
45-39 E			
35-29 F			
15-20 G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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