



A wonderfully spacious duplex conversion

1a, Ashton House, 58 Chilbolton Avenue, Winchester, Hampshire, SO22 5HQ

Freehold

savills

Over 2300 sq. ft. of accommodation • Private entrance
Open-plan kitchen/living • Three reception rooms
Four/five bedrooms • Two bathrooms • Private parking
and detached garage • Private garden with summer house
No forward chain • EPC = D

Situation

Ashton House is a wonderful conversion of an existing period residence, set in beautiful private grounds behind the Chilbolton Avenue. Affording a relative close proximity to the City and the nearby Weeke shop amenities, there is an instant appeal to the leafy, peaceful neighbourhood. The exclusive setting is a walking distance to a nearby Watirose, parade of shops/takeaways, a post office and Doctor's surgery. Whilst for the commuter there is a convenient access and close proximity of the city centre and mainline railway station, as well as an excellent arrangement of schools.

Just along from Ashton House is the Royal Winchester Golf Club or the Winchester Bereweke Tennis and Squash Club. Equally accessible is the wonderful river walks of the Itchen Navigation and the woodland walks of Clarendon Way and Farley Mount. The city itself from its Iron Age beginnings, through to its more recent ancient means as the capital of Wessex and the Kingdom of England in medieval times, boasts a wealth of history and now a wide range of eateries and independent retail outlets.

Description

Ashton House has been converted into four private residences, each with their own entrance. From a ground floor entrance hall, the property is arranged over three floors, with superbly spacious interior of over 2300 sq. ft. The entrance hall has a useful cloaks/utility cupboard and an external access leads to a right of way across the neighbours garden to access the communal drying area. A sweeping elegant staircase leads to the first floor galleried landing, with doors leading to the kitchen/living room, a formal drawing room, a guest double bedroom, a further bedroom/study and a bathroom. A secondary staircase leads to the second floor principal accommodation, which has three further bedrooms, a bathroom and a large inner informal living room. The rooms each enjoy a good height to ceilings and some lovely retained period features. The kitchen has more recently been updated and is fitted with stylish wide range of units including integrated appliances. The principal rooms enjoy a lovely view across the immediate surrounding gardens.





Outside

The property benefits its own private garden, which is accessed from a private driveway adjacent to the drive. The garden is of a generous size and has a secure boundary. The garden itself is a delight, with a wide and varied planting of shrubs and trees, with a central lawn, a green house, secluded paved terrace and a good sized summer house. The property has a designated area for parking and access to a detached garage.

Accommodation

See floorplan

Tenure

Current new registration of a long lease 999 year share of freehold – which will be included as part of the sale.

Services

All mains services connected

Outgoings

Council Tax Band: E

Post Code

SO22 5HQ

Local authority

Winchester City Council

Energy Performance

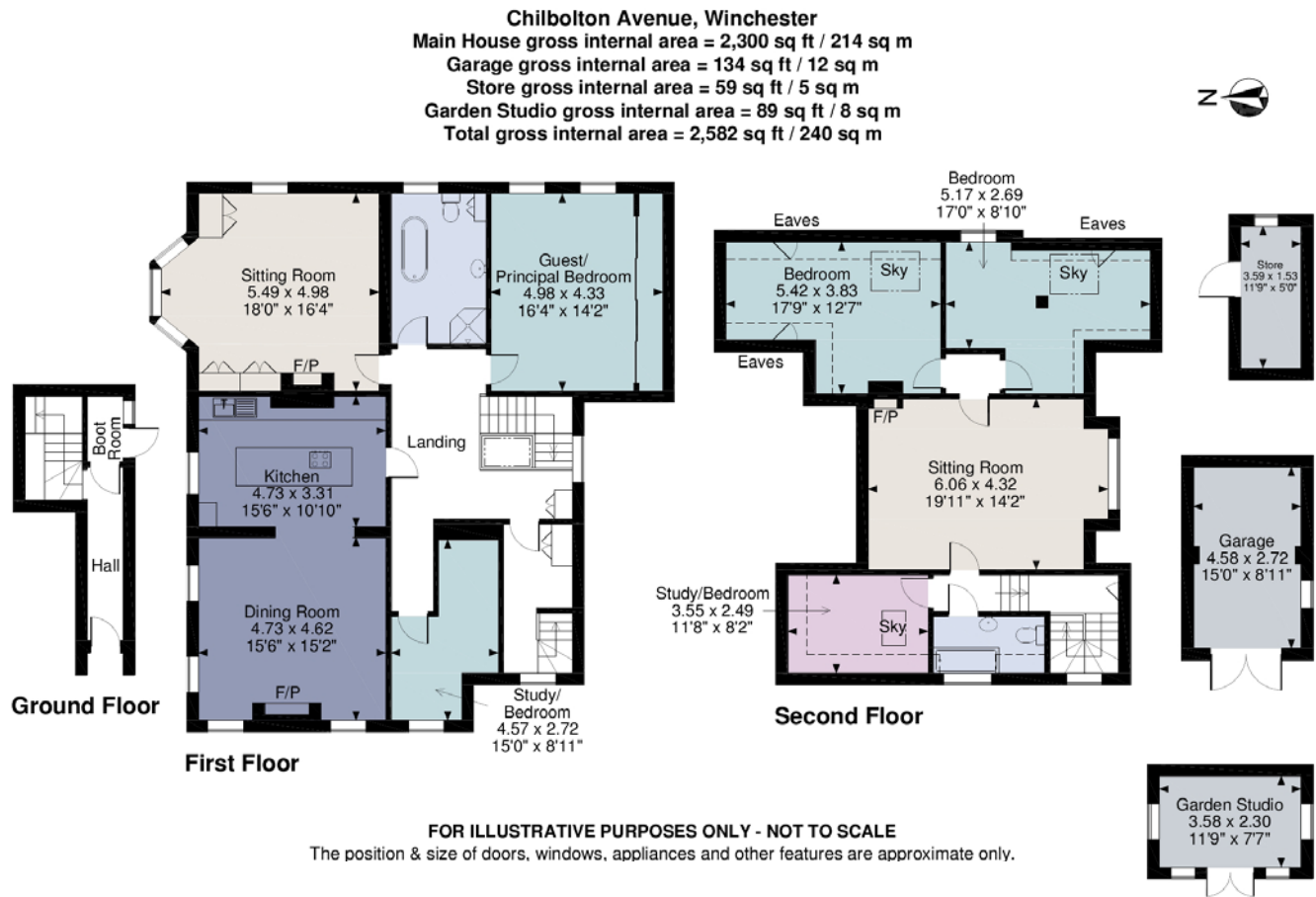
A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



Chilbolton Avenue, Winchester
Main House gross internal area = 2,300 sq ft / 214 sq m
Garage gross internal area = 134 sq ft / 12 sq m
Store gross internal area = 59 sq ft / 5 sq m
Total gross internal area = 2,493 sq ft / 232 sq m



For identification only. Not to scale. © 201001EM

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