



Edwardian detached family house in 0.44 acres

Chilcomb Chine, Stratton Road, Winchester, Hampshire, SO23 0JQ

Freehold



Reception hall • Three reception rooms • Kitchen • Utility
• Conservatory • Principal bedroom with bathroom •
Three further bedrooms • Family bathroom • Attic Room
• Garage • Grounds of 0.44 acres

Situation

The house is located on St. Giles Hill close to the park on Stratton Road; a wonderful tree lined avenue. The historic open green park provides an ideal area for families and dog walkers, with panoramic views across the City. The road itself is well maintained and yet un-adopted, with an active residents association covering all the houses surrounding the five un-adopted roads upon the hill.

The vibrant cathedral city is within walking proximity or even a regular bus route. Connections from St. Giles Hill are excellent, with access to junctions 9 and 10 of the M3 which in turn connects to either the A34 or M27. For the commuter there is a fast rail service connecting London Waterloo within the hour.

Schooling in the area is well regarded with a broad selection of private or comprehensive education, including St. Swithuns, Winchester College, Pilgrims and Peter Symonds.

Description

Chilcomb Chine is an attractive Edwardian detached family house built by Thomas Stopher, the renowned architect and former mayor of Winchester,

but is in need of sympathetic refurbishment, offering a potential purchaser a unique opportunity to redevelop this magnificent home. The property is built of brick with part rendered and tile hung elevations under a clay tiled roof. The property is approached through an entrance lobby leading into a large reception hall with staircase leading up to the first floor. The reception hall provides access to the principal reception rooms which lie on the southern side of the house. The drawing room and dining room are largely identical in size each with walk in bays which provide attractive views over the gardens. The drawing room features wood panelling on the walls and ceiling; the fireplace creates a focal point of this exceptional room. The dining room is less ornate but equally well proportioned again with a fireplace; the room can be used for any number of purposes. There is a good size breakfast room with the door leading through to the kitchen and a separate door to a walk in larder. There is a utility room, a ground floor cloakroom and a side lobby leading to a further cloakroom/gardeners WC.





On the first floor is a principal bedroom with adjoining bathroom, three further large bedrooms with a family bathroom and separate cloakroom. Stairs from the first floor lead up to a large attic room with substantial eaves storage and scope for conversion.

Outside

The gardens and grounds of the property extend to approximately 0.44 acres. The gardens are laid mainly to lawn with a mix of specimen trees and shrubs interspersed on the southern boundary. The garden is a great feature to the property providing the perfect environment for a family house of this calibre.

Garage

17'4 x 12

Tenure

Freehold

Services

Mains services connected

Outgoings

Council Tax Band G
Winchester City Council

Energy Performance

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

Viewing

Strictly by appointment with Savills.

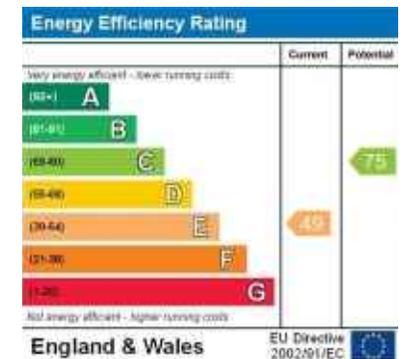


Approximate Area = 343 sq m / 3692 sq ft
(Including Attic / Eaves)
Including Limited Use Area (21.9 sq m / 236 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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