



Elizabeth Place, Winchester, Hampshire, SO22 5QY

Winkworth



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Stylish Three-Bedroom Home Offering Bright and Contemporary Accommodation

This modern semi-detached home is positioned within a well-regarded residential development, offering well-presented accommodation arranged over two floors, alongside a private terrace, integral double garage and convenient access to Winchester city centre.

The ground floor comprises an entrance hall leading through to a spacious sitting room with bi-fold doors opening onto a generous terrace, creating a bright and sociable living space well suited to both everyday living and entertaining. The contemporary kitchen/dining room is fitted with sleek wall and base units, integrated appliances and ample space for dining. A cloakroom completes the ground floor accommodation.

Upstairs, there are three bedrooms, including a generously sized principal bedroom with fitted storage, as well as two further well-proportioned bedrooms – all served by a modern family bathroom.

Externally, the property benefits from a substantial terrace providing space for outdoor seating and dining, together with an integral double garage offering excellent storage, parking or potential workspace. The property is set within an established and convenient location, close to local amenities, schooling and transport links, whilst Winchester city centre and the mainline railway station remain easily accessible.



1, Elizabeth Place, SO22 5QY

Approximate Gross Internal Area
Main House = 1007 Sq Ft / 93.6 Sq M
Double Garage = 418 Sq Ft / 40.4 Sq M
Total = 1425 Sq Ft / 134.0 Sq M



This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



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Directions

From Winchester High Street, proceed towards Staple Gardens before taking the third exit at the roundabout onto Upper High Street. Continue ahead before taking the second exit at the next roundabout onto St Paul's Hill, which leads onto Stockbridge Road. Proceed through the roundabout and continue along Stockbridge Road before taking the first exit at the next roundabout onto Chilbolton Avenue. Turn right into Elizabeth Place, where the property will be found the left-hand side.

Location

Chilbolton Avenue is a wide, tree-lined avenue characterised by substantial homes and generous plots, stretching between Stockbridge Road and Romsey Road in one of Winchester's most desirable residential settings. There is excellent access both into and out of the city from this location, including Winchester's mainline railway station with direct services to London Waterloo. Winchester city centre offers an extensive range of high street shops, independent boutiques, cafés, restaurants, public houses, theatres, museums and the city's historic cathedral. The home falls within the catchment areas for Western Primary School and The Westgate School, whilst also being conveniently located for Peter Symonds College and several highly regarded independent schools.

PROPERTY INFORMATION:

COUNCIL TAX: Band D, Winchester City Council.

SERVICES: Mains Gas, Water and Drainage.

BROADBAND: Full Fibre Broadband Available to Order Now. Checked on Openreach May 2026.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Gas Central Heating Throughout, Wet Underfloor System Downstairs. Radiators Upstairs. The Upstairs Bathroom Also Benefits from Electric Heating.

TENURE: Freehold.

EPC RATING: C

PARKING: Off-Street Driveway and Double Integral Garage.

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

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