



Royal Winchester Mews, Chilbolton Avenue, Winchester, SO22 5HX

Winkworth



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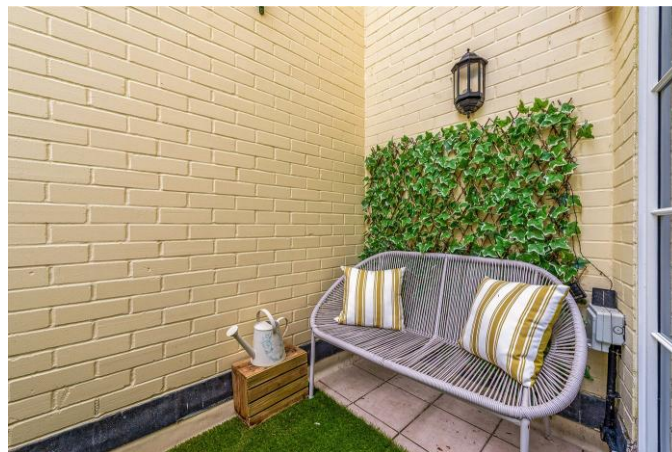
Beautifully Presented Apartment in a Prime Winchester Setting

At just under 1000 sq. ft, this spacious and well-presented first-floor apartment offers excellent accommodation within in a fantastic location, and no forward chain. Royal Winchester Mews is a well-maintained and attractive development, tucked just off Chilbolton Avenue, quietly positioned whilst remaining within easy reach of Winchester city centre, the railway station and the extensive amenities the city has to offer. The apartment comes with its own balcony as well as extensive communal gardens, and it enjoys that essential commodity of allocated parking.

The front door leads into a spacious hallway with WC off to one side. The accommodation is centred around an impressive open-plan sitting and dining room; a wonderfully bright and versatile living space enhanced by dual aspects and French doors opening onto a private, light-filled balcony. The room provides ample space for both everyday living and entertaining, comfortably accommodating a large dining table whilst retaining an inviting and comfortable atmosphere for relaxing. Adjacent sits a well-appointed kitchen fitted with a comprehensive range of units, integrated appliances and excellent worktop space.

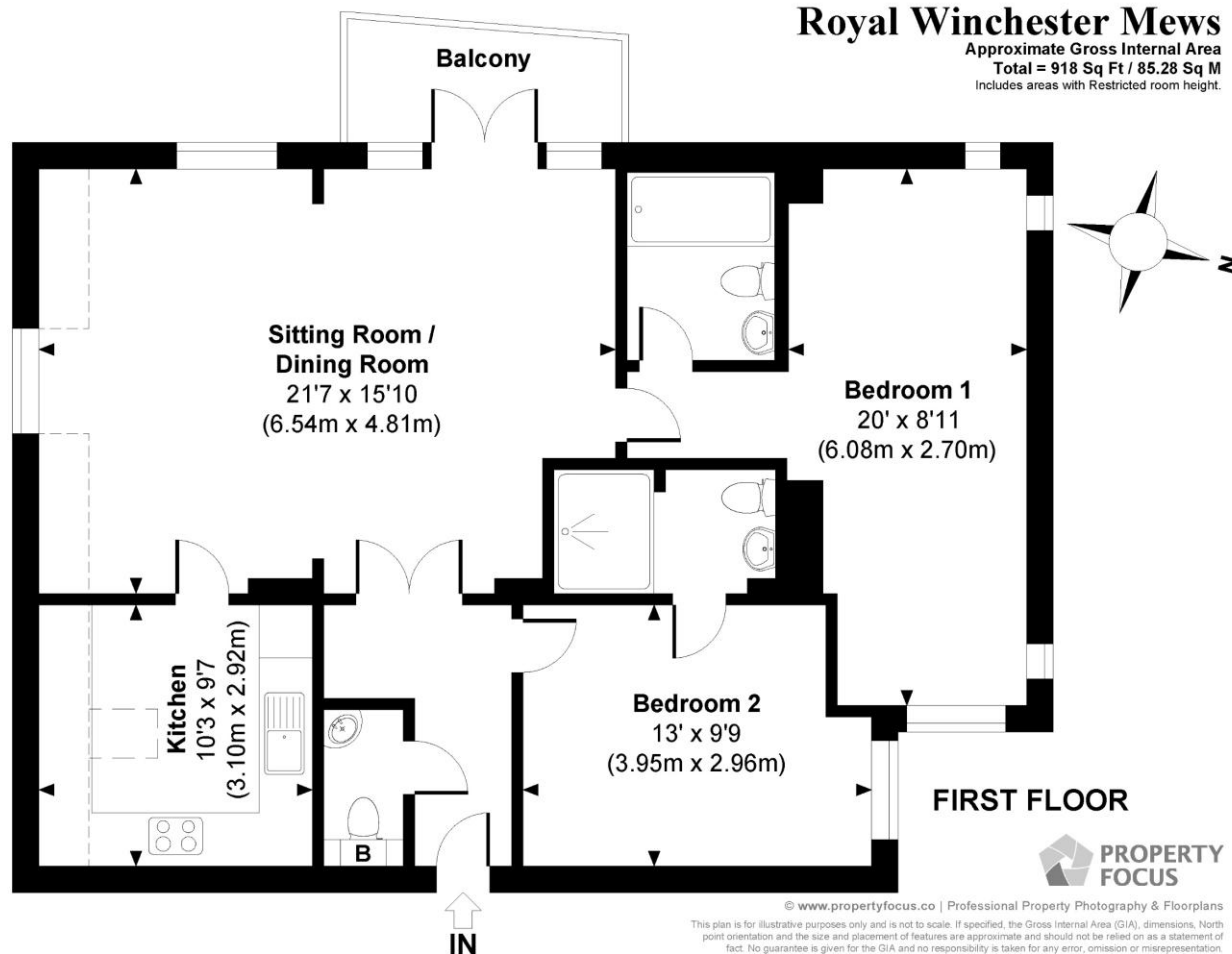
The principal bedroom is particularly generous in size and benefits from its own en-suite bathroom, while the second double bedroom also enjoys en-suite facilities, creating a layout well suited to guests, sharers or those seeking additional flexibility for home working. Additionally, a private and spacious storage cupboard located on the landing provides excellent practical storage for household items, luggage and seasonal belongings.

To the rear there are extensive, mature and well-maintained south-west facing communal gardens, and the property further benefits from a private, allocated parking space as well as plenty of visitor parking. This is an excellent opportunity to acquire a spacious apartment in one of Winchester's most desirable residential locations, combining convenience, comfort and low-maintenance living.



Royal Winchester Mews

Approximate Gross Internal Area
Total = 918 Sq Ft / 85.28 Sq M
Includes areas with Restricted room height.



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Directions

From our offices on Winchester High Street, continue towards Staple Gardens before proceeding straight over the roundabout onto Romsey Road. Continue for approximately 0.8 miles and, at the next roundabout, take the third exit onto Chilbolton Avenue. After a short distance, turn left into Royal Winchester Mews, where the property will be found on the left-hand side.

Location

Chilbolton Avenue is a wide tree-lined avenue of predominantly large properties stretching north to south between Stockbridge Road and Romsey Road. There is excellent access in and out of the city from this location including the mainline railway station, with links to London Waterloo. The city centre is close by, with its high street shops, boutiques, Arc Centre, coffee shops, public houses, restaurants, theatre, cinema, Winchester University, museums and, of course, the city's historic cathedral. The Royal Hampshire County Hospital and Winchester University are just round the corner on Romsey Road. The property benefits from being in the Western Primary and Westgate Secondary school catchments, is close to Peter Symonds college and also well placed to reach local leading Independent Schools.

Leasehold: 999 Years from 01/04/2004

Annual Service Charge Per Annum: £3,390.56

Sinking Fund: TBC

PROPERTY INFORMATION:

COUNCIL TAX: Band N/A, Winchester City Council.

SERVICES: Mains Gas, Electricity and Drainage.

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

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas.

TENURE: Leasehold.

EPC RATING: C

PARKING: Designated Parking Space and Visitors Parking.

Winkworth.co.uk/winchester

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