



Elizabeth Place, Winchester, Hampshire, SO22 5QY

Winkworth



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A Modern Three-Bedroom Home with Superb Indoor-Outdoor Living

A stylish three-bedroom home offering approximately 1,415 sq. ft of well-planned accommodation, including a substantial garage positioned beneath the property. The living accommodation is arranged over two floors and combines contemporary interiors with generous living space and a private, low-maintenance garden.

The ground floor comprises a sleek, well-appointed kitchen and dining room, together with a spacious sitting room featuring wide bi-fold doors opening directly onto the garden terrace. This creates an excellent connection between the indoor and outdoor spaces, ideal for both everyday living and entertaining. A convenient cloakroom completes the ground-floor accommodation.

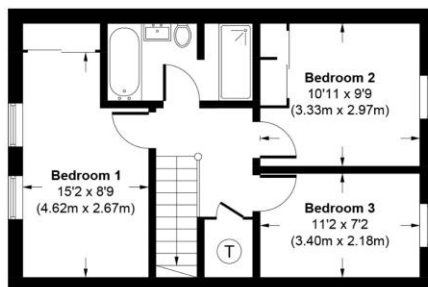
On the first floor are three well-proportioned bedrooms and a smart family bathroom fitted with both a bath and a separate shower. Outside, the enclosed rear garden is designed for ease of maintenance, with paved seating areas and artificial lawn providing an attractive space for outdoor dining and relaxation.

The particularly generous garage offers excellent parking, storage and practical utility space. The property also benefits from separate private side access, an additional garden area and a wider plot than neighbouring homes, further enhancing the flexibility and appeal of this attractive property.

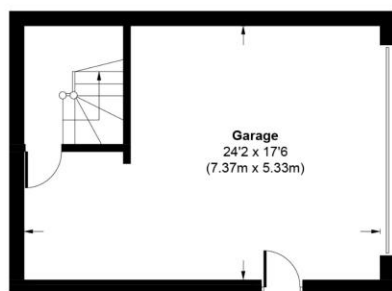


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Approximate Gross Internal Area
Main House = 1415 Sq Ft / 131.5 Sq M
(Including Garage)
Outside Area = 455 Sq Ft / 42.3 Sq M



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

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 right-hand side.

Location

Chilbolton Avenue is a broad, tree-lined road of substantial homes and generous plots in one of Winchester's most desirable residential areas. The location offers excellent access to the city centre mainline railway station, hospital and university, all within walking distance. Local amenities include Waitrose, the Stoney Lane shops and Sainsbury's at Badger Farm. The property is also well placed for Western Primary School, The Westgate School, 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 July 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

Winkworth Winchester

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