



Chilbolton Avenue, Winchester, Hampshire, SO22 5HD

Winkworth



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Substantial and Beautifully Presented Detached Family Home

This substantial, beautifully presented home of 3,500 sq. ft really does offer everything a family could desire, with plenty of excellent reception spaces, ample bedrooms to match, and all neatly wrapped within 1/4 acre of gardens on Chilbolton Avenue, one of Winchester's most popular and recognisable addresses.

The house impresses on many levels, not least its layout, which is perfectly suited for the demands of family life with large, bright, communal spaces but also plenty of scope for privacy within the five separate reception rooms. With five super double bedrooms, three of which have en-suite bathrooms or shower rooms, there is ample space for the family to enjoy as well as for accommodating guests in style. The property has been beautifully extended, with additions including a gorgeous garden room as well as the dining room and bedroom 5 on the ground floor.

The ground floor flows well from a spacious and welcoming central reception hall which opens to the most impressive sitting room to the right, a lovely, dual-aspect room with wonderful parquet floor and a log-burner as a centrepiece. Folding doors lead from the sitting room to the light-filled, contemporary and very appealing garden room, overlooking the rear garden and with bi-fold doors out. Back to the hallway, where an open-plan family room, WC and large study lead off, the latter with French doors to the garden, adding to the appeal for families. The well-appointed, spacious and attractive kitchen/dining room includes a large island and space for a range cooker. A neat bedroom/ studio with en-suite shower room leads off - a very flexible room with bi-fold doors to the garden, lending itself to a myriad of uses. As one would hope, practical spaces have been well catered for, with a useful utility room and porch/boot room with its own separate access from the front of the house, leading directly into the kitchen.

The upstairs accommodation perfectly complements the ground floor area, comprising four further double bedrooms two with stylish en-suite bathrooms or shower rooms, and all leading from a central landing. The principal bedroom in particular is an impressive, large room with a dressing area and an array of built-in wardrobes as well as a very stylish and attractive en-suite including a bath and separate shower cubicle. Bedroom two has another lovely en-suite, and an impressive balcony overlooking the rear garden. There is a lovely family shower room and a separate WC on this level also, ensuring there are ample facilities for the whole family.

Mature walled gardens in excess of 0.25 of an acre. Running across the rear of the house is a good area of lawn beyond a large patio, perfect for dining out during those summer months. There is access down both sides of the house to the front of the property. The house is set back from the road, offering privacy and a sense of space behind a large, gravelled drive offering extensive parking and there is a smart, detached double garage to one side.



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Approximate Gross Internal Area
Main House = 3118 Sq Ft / 289.7 Sq M
Garage = 386 Sq Ft / 35.9 Sq M
Total = 3504 Sq Ft / 325.6 Sq M
(Including Void)



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Directions

From our office on the high street, head out on Romsey Road, take the third exit onto Chilbolton Avenue and the property will be found on the right just after the turning into Bath Place.

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 Waitrose store on Stockbridge Road and the adjacent parade of shops in Stoney Lane are within easy reach as is Sainsburys at Badger Farm. 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.

Tenure: Freehold

Services Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: G

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

PROPERTY INFORMATION:

COUNCIL TAX: Band G

Winchester City Council

SERVICES: Mains Gas, Electricity, Water & Drainage

BROADBAND: Fibre to the property Broadband Available. Checked on Openreach February 2026

MOBILE SIGNAL: Coverage With Certain Providers

HEATING: Mains Gas Central Heating

TENURE: Freehold

EPC RATING: C

PARKING: Off-Road parking and Double Garage

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



GROUND FLOOR

FIRST 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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