



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

Winkworth

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Spacious Two-Bedroom Home in Peaceful Development

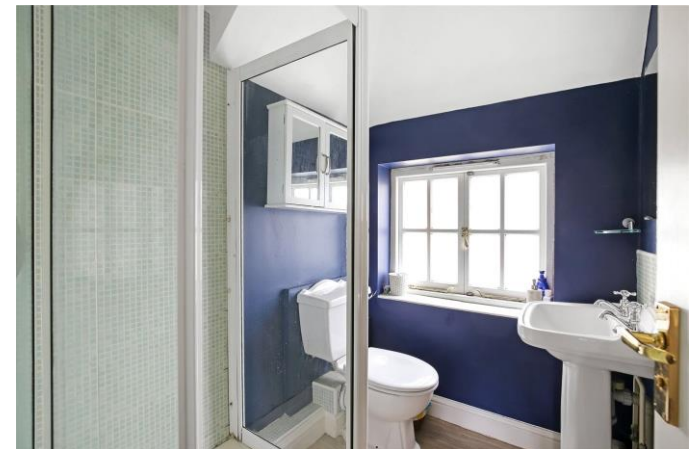
3 Royal Winchester Mews is a charming and spacious property in an attractive development just off Chilbolton Avenue. The location is wonderful, with excellent access in and out of the city, good local schools close by and approximately one mile from the mainline railway station. The house comes with its own courtyard garden, as well as shared extensive communal gardens.

The house is entered via an attractive outer covered porch into a welcoming entrance hall leading to all of the accommodation. To the rear is the open plan sitting/dining room which is the heart of the home. It stretches the full width of the property and is lovely and light courtesy of windows and French doors opening onto the garden. A door from the dining area leads into the sunroom which is a great extra reception space, perfect for relaxing with a drink and enjoying views over the garden. Alongside the sitting/dining room the modern kitchen is well appointed with fitted units providing ample storage. Integrated appliances include oven, hob, extractor and fridge/freezer with space for a dishwasher. A smart downstairs cloakroom leading off the hallway and a useful utility room under the stairs both provide additional practical space on the ground floor.

On the first floor there are two good double bedrooms, both with built-in wardrobes and views over the garden. Bedroom one also has the advantage of its own en-suite shower room. A family bathroom with bath and shower over completes the accommodation on this level.

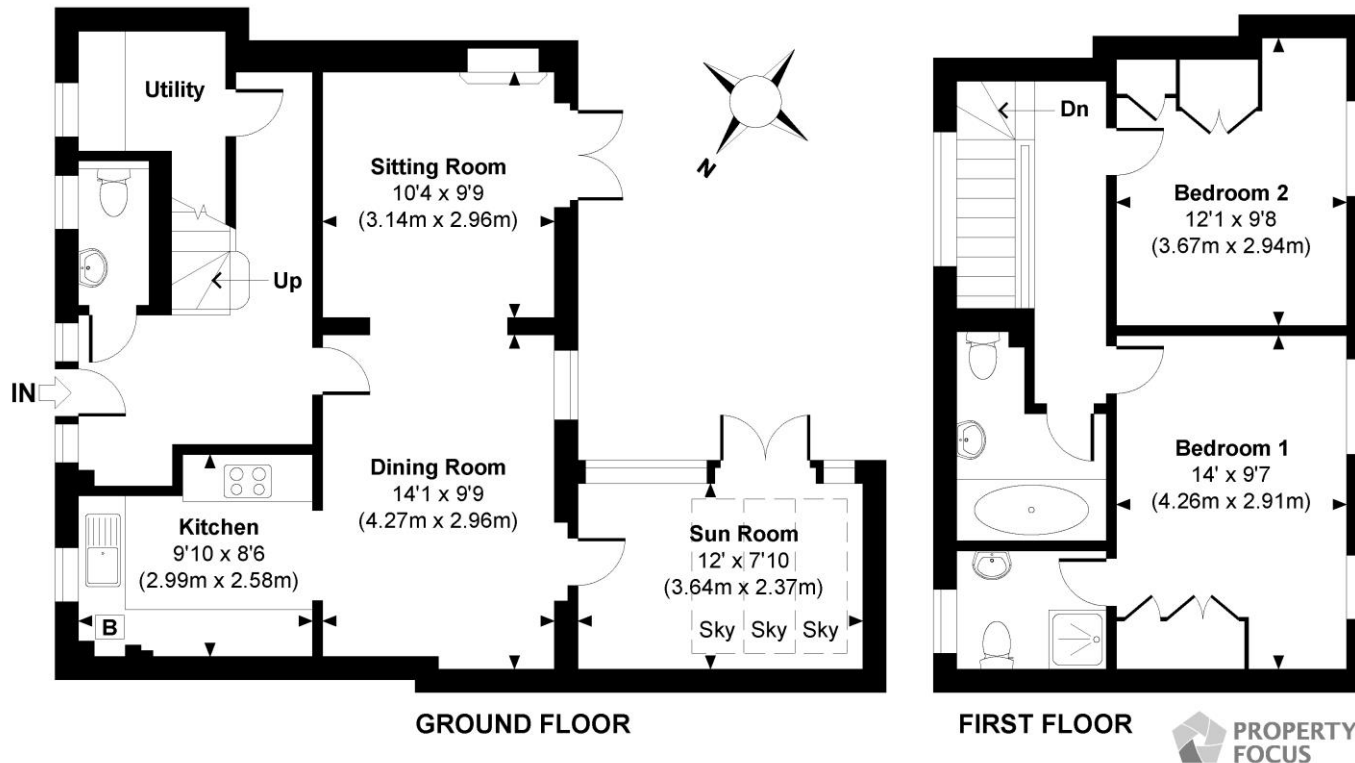
Outside there is a pretty front garden alongside the allocated parking space for the property as well as further visitor parking. To the rear the courtyard garden is a real delight. New fencing provides a good degree of privacy, and a gate leads to the extensive, mature communal gardens which are mainly laid to lawn with shrub and tree borders.





Royal Winchester Mews

Approximate Gross Internal Area
Total = 1026 Sq Ft / 95.28 Sq M



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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 our office in Southgate Street, turn left at the traffic lights onto the High Street. Proceed straight over the two mini roundabouts into Romsey Road. At the next mini roundabout turn right into Chilbolton Avenue, and continue on this road for approximately 0.2 miles, where the Royal Winchester Mews can 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 and very good local schools are close by. The Waitrose and Aldi on Stockbridge Road and the adjacent parade of shops in Stoney Lane are within easy walking distance, and approximately one mile away is the mainline railway station with links to London Waterloo in under an hour.

Tenure: Leasehold. 999 years from 2004.

Service charge £1,500 per annum to include gardening, communal outdoor lighting, water pump maintenance and window cleaning.

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: E

EPC rating: D

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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