



Chilbolton Avenue, Winchester, SO22 5HJ

Winkworth



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An impressive, detached residence combining period charm, generous accommodation and a superb setting.

One of the last remaining of the very first houses built on then-new, although still very desirable Chilbolton Ave, this substantial and beautifully proportioned Edwardian detached family home occupies a generous plot and offers close to 3,700 sq ft of versatile accommodation, including useful outbuildings and garaging. The property combines elegant period character with well-balanced living spaces, making it ideally suited to modern family life. The house presents an attractive façade with classic architectural detailing and is approached via a gravel driveway providing ample off-road parking, and additional external storage to the front and side of the property. Mature planting and established boundaries create a pleasing sense of privacy, while the overall setting is both peaceful and convenient.

The ground floor is arranged around a welcoming central hallway, from which the principal reception rooms flow effortlessly. A generously proportioned sitting room enjoys views over the garden and offers an inviting space for everyday living, while the formal dining room provides an ideal setting for entertaining. A garden room, filled with natural light, creates a delightful link between house and garden and can be enjoyed throughout the year. The kitchen is well positioned at rear of the home and is complemented by a breakfast room, making it a practical and sociable family space. Additional ground floor accommodation includes a study, larder, storeroom and boot room, all contributing to the excellent functionality of the layout, enhancing everyday convenience.

On the first floor, the property offers five well-proportioned bedrooms, all enjoying pleasant outlooks and generous dimensions. The principal bedroom benefits from its own en suite facilities, while the remaining bedrooms are served by family bath and shower rooms. The arrangement is ideal for families, guests or those requiring flexible home-working space. Outside, the gardens wrap around the property and provide a combination of lawned areas, established shrubs and private seating spaces, perfect for both relaxation and entertaining. Additional outbuildings, including a summer house and shed, add further flexibility and storage.

Chilbolton Avenue is conveniently located for access to the city centre, mainline railway station and within short walking distance of a range of highly regarded schools. This exceptional home offers a rare opportunity to acquire a substantial property in a prime location, with scope to tailor and enhance to individual tastes if desired.





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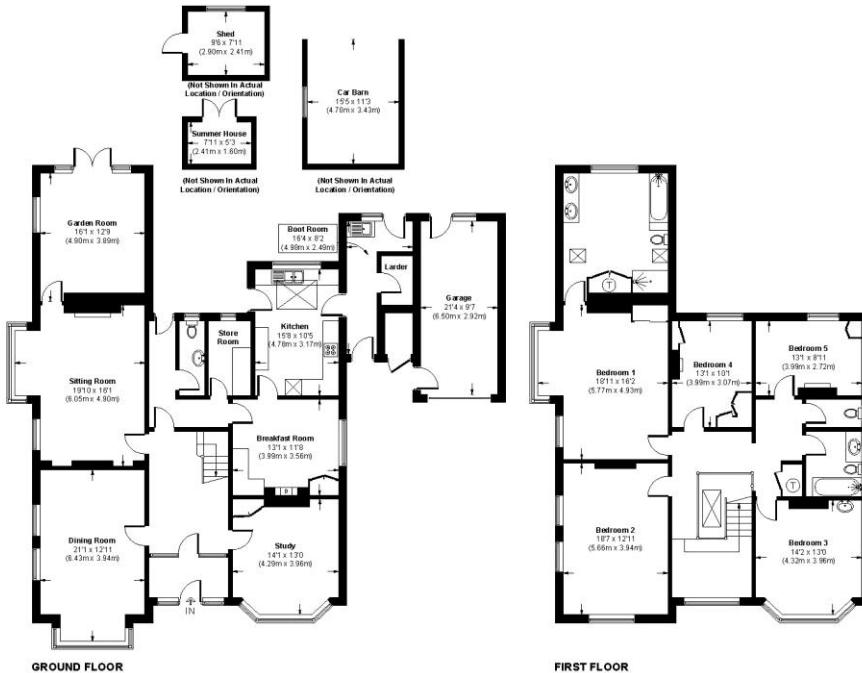
Approximate Gross Internal Area

Main House = 3353 Sq Ft / 311.5 Sq M

Outbuildings / Garage / External Cupboard = 345 Sq Ft / 32.1 Sq M

(Excluding Open Car Barn)

Total = 3698 Sq Ft / 343.6 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.

Directions

From our office on the high street, head towards Staple Gardens, then at the first roundabout take the third exit onto Upper High Street, keeping left to stay on Upper High Street across the bridge.. At the next roundabout, take the second exit onto St Paul's Hill, then at the following roundabout take the first exit onto Stockbridge Road. Continue through the next roundabout, taking the first exit onto Chilbolton Avenue, where the property will be on your right.

Location

Situated on the ever-popular Chilbolton Avenue in the sought-after Fulflood area of Winchester, this property enjoys a quiet residential setting within easy reach of the city centre. Winchester offers an exceptional lifestyle with its historic cathedral, independent shops, cafés, restaurants and cultural amenities, all complemented by excellent countryside walks nearby including the water meadows and River Itchen. The area is particularly well regarded for its schooling, with Western Primary and The Westgate school close by, as well as Peter Symonds College and Winchester's highly respected independent schools. Winchester railway station provides fast and regular services to London Waterloo (in under 55 minutes), while the M3 and A34 offer convenient road access. Local shops and everyday amenities are nearby, making this an ideal location for families and commuters alike.

PROPERTY INFORMATION:

COUNCIL TAX: Band G, Winchester City Council.

SERVICES: Mains Gas, Electricity, Water & Drainage

BROADBAND: Fibre to the cabinet Broadband Available.

Checked on Openreach January 2026.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: D

PARKING: Off-Road parking

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester