



The Gables, Chilbolton Avenue, Winchester, Hampshire, SO22 5HQ

Winkworth



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Elegant Two-Bedroom Apartment in Georgian-Style Development with Two Parking Spaces

Here is a beautifully presented apartment, set within an attractive purpose-built development finished in classic red brick with elegant Georgian-style detailing. The property is accessed via a secure communal entrance and offers a well-proportioned layout, combining generous living spaces with excellent natural light throughout.

The principal reception room is a particular highlight, flowing into the kitchen, it creates an open plan feel and benefitting from full length glazing. Elegant French doors open directly onto a private stone-laid terrace, framed by mature planting and offering a secluded setting for outdoor dining or relaxation, with direct access onto the beautifully maintained communal gardens. To the front, glazed double doors connect the reception to a contemporary fitted kitchen, fitted with a comprehensive range of units, integrated appliances and slate-effect tiled flooring.

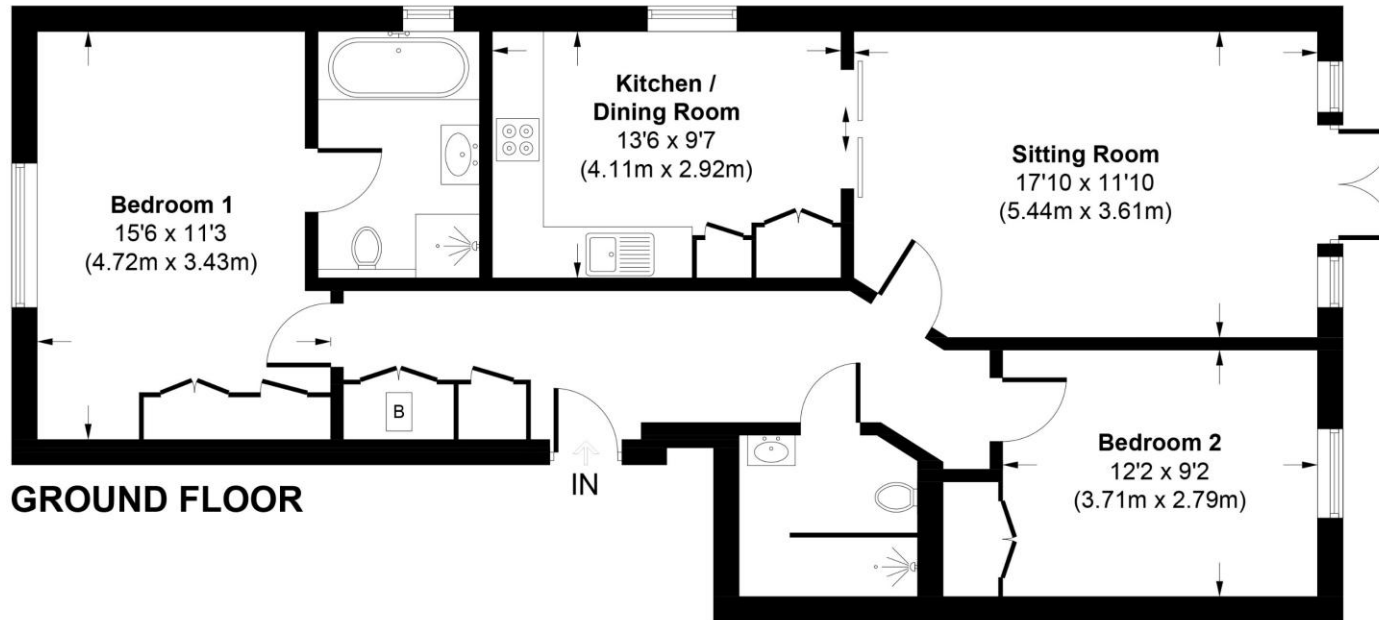
There are two double bedrooms, the principal benefitting from fitted wardrobes and a stylish en suite bathroom with freestanding oval bath, full-height slate-effect tiling and wall-hung vanity. The second bedroom is generously sized and served by a sleek shower room, featuring a walk-in enclosure with frameless screen, concealed-cistern WC and vanity basin, all finished with large-format tiles, chrome fittings and inset spotlights.

Externally, the development is particularly attractive, its rear elevation characterised by gabled rooflines, Juliet balconies and French doors which provide architectural symmetry. The communal gardens are laid mainly to lawn with mature hedging and specimen planting, offering both greenery and privacy. The apartment benefits from two allocated parking spaces positioned adjacent to the property, together with an additional guest space available on a shared basis amongst residents. This apartment combines space, light and style, all set within a secure and well-maintained setting close to local amenities.



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Approximate Gross Internal Area = 914 Sq Ft / 84.9 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.

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Directions

Head west on High Street towards Staple Gardens. At the roundabout, take the third exit onto Upper High Street and continue for 0.1 miles. Turn left to stay on Upper High Street, then at the roundabout take the second exit onto St Paul's Hill and follow it for 0.2 miles. At the next roundabout, take the first exit onto Stockbridge Road, continuing through one roundabout for 0.4 miles. Finally, at the roundabout, take the first exit onto Chilbolton Avenue, where your destination will be on the left.

Location

This property is ideally located within walking distance of Winchester Train Station offering excellent connectivity. Nearby, you'll find the shops in Weeke, as well as ALDI and Waitrose supermarkets and the Friarsgate Practice. The vibrant High Street is just a short walk away, offering a variety of shops, cafés, restaurants, and cultural attractions, including the iconic Winchester Cathedral. The property falls within the catchment areas of several highly regarded schools, including St Faith's CE Primary School, St Bede CE Primary School, and Kings' School, making it an excellent choice for families seeking quality education options.

PROPERTY INFORMATION:

COUNCIL TAX: Band C, Winchester City Council.

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: Fibre to the Cabinet, Available to Order.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: C

PARKING: Two Allocated Parking Spaces + Additional Guest Space.

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