

Fairways, Chilbolton Avenue, Winchester



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Fairways, Chilbolton Avenue

Arguably one of the best penthouse apartments in Winchester, this immaculately presented property enjoys outstanding west-facing views across the Royal Winchester Golf Club and far-reaching views of the Hampshire countryside beyond. Key signature features include exceptionally high ceilings in every room and an outstanding level of detail together with a contemporary finish throughout. The entrance hall has ample storage and access to the private lift or stairs taking you to the main lateral living space of the penthouse.

 3  3  1 EPC B

Guide price: £1,300,000

Tenure: Available Share of freehold

Local authority: Winchester City Council

Council tax band: F



Accommodation

The apartment is on the top floor and benefits from an excellent layout with the impressive open plan kitchen/living space with sliding doors onto the private balcony (280 sq. ft). The kitchen has been finished to a high standard with fully integrated appliances and features an island, ideal for casual dining, with ample room for a formal dining table as well as well as a living area. The principal bedroom with built in wardrobes also has views over the golf course, with a door out to the balcony, plus an en-suite with double walk-in shower and double vanity basins. There is a glass staircase up to a dedicated dressing room. The apartment also comprises a utility, family bathroom, two further double bedrooms one of which benefits from an en-suite with walk in shower. The current owner has created a study area on the first floor landing (the apartment is fully networked with Ethernet and WiFi).

There is underfloor heating throughout and air conditioning to the living/dining room and all the bedrooms. The apartment benefits from a garage with a dedicated EV charging facility and one further covered allocated parking space in front of the garage which is currently being used as a home gym. There is also a private fenced outside space in which there is a large shed containing tools, etc. which could be upgraded to suit other needs e.g. home office.

Location

Chilbolton Avenue is close to the station and city centre with all the wonderful local amenities Winchester has to offer such as the cultural and gastronomic destinations as well as the Cathedral and delightful walks. The well-regarded catchment area schools are Western Primary School, The Westgate School, Kings' School and Peter Symonds College. Independent schools in the area include Twyford, The Pilgrims' School, Princes Mead, St Swithun's and Winchester College.

Postcode: SO22 5HB

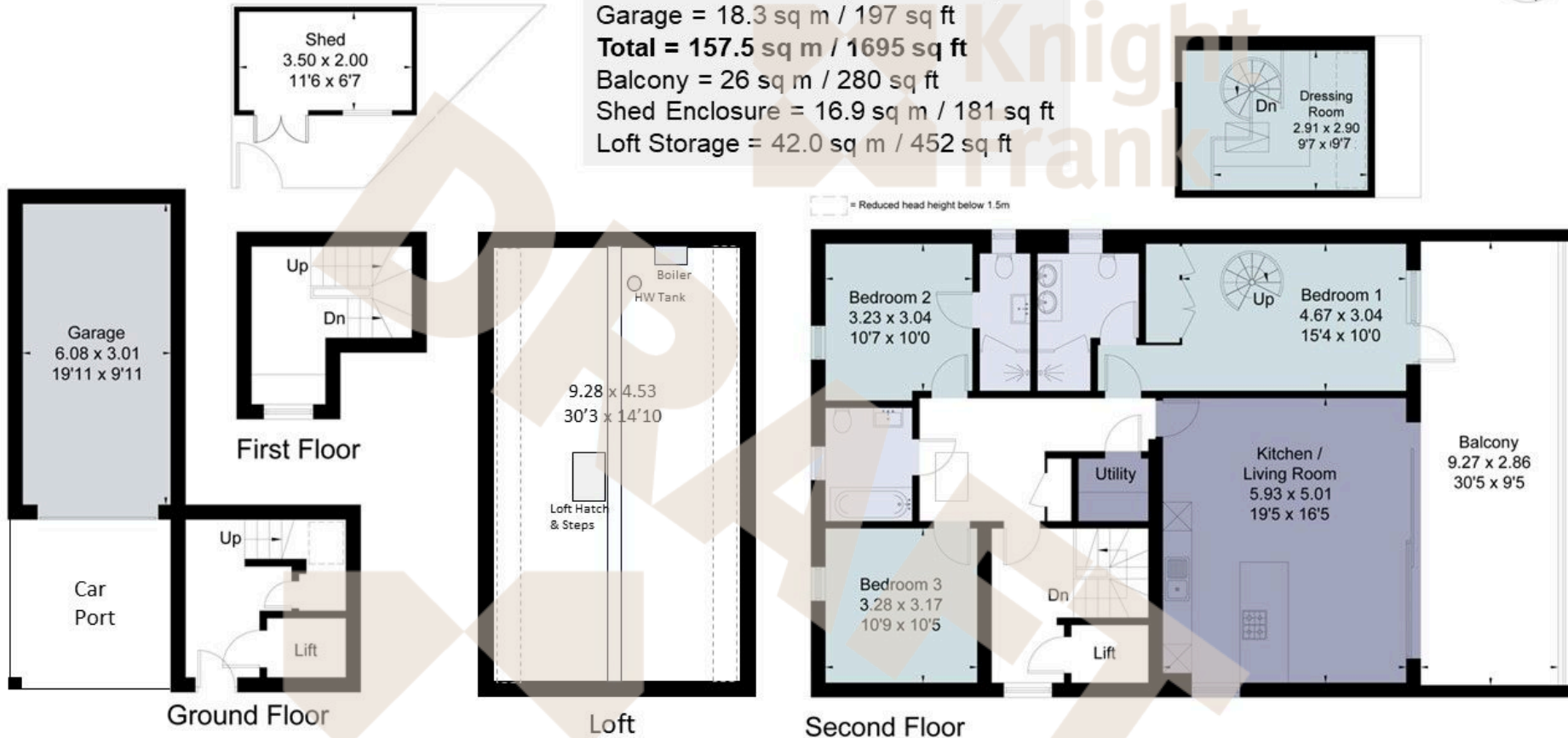
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Floor Area = 139.2 sq m / 1498 sq ft
Garage = 18.3 sq m / 197 sq ft
Total = 157.5 sq m / 1695 sq ft
Balcony = 26 sq m / 280 sq ft
Shed Enclosure = 16.9 sq m / 181 sq ft
Loft Storage = 42.0 sq m / 452 sq ft



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