



£1,400,000

1 Chilbolton Gate Chilbolton Avenue, Winchester, SO22 5HD



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This 4 bedroom, semi-detached townhouse built in 2018, offers 2,607 sqft of luxury living across three floors. The Georgian style home, with exquisite Hammersmith yellow brickwork, grey slate roofing tiles and grand sash windows, paints a silhouette of style and class.

Electric security gates to the bespoke development open onto a vast driveway with parking for multiple vehicles and space for additional visitors. Approached via an Indian Sandstone pathway, a black composite traditional Georgian front door leads to an impressive entrance hallway, which masterfully connects the ground, upper and lower living quarters. The ground floor houses a substantial reception area, with space for a library/home office and two sets of French doors open onto a vast terrace with views over the rear garden. There is also a large bedroom with ensuite shower room and a generous fully porcelain tiled cloakroom on this floor.

Stairs to the lower floor present a luxurious designer kitchen, family and dining area with full height bi-folding doors opening onto the landscaped rear garden. There is also a dining room, perfect for entertaining, as well as a further cloakroom on this level.

The upper floor offers a superior master bedroom complete with porcelain, marble ensuite shower room. There are two further bedrooms and a family bathroom.

The attention to detail within the home is impressive and the presentation is faultless, as are the sizes of the rooms including the open plan kitchen / breakfast / family room with full height bi-folding doors opening onto the quaint private garden. The kitchen quality and contemporary features include German Siematic units with soft close doors and drawers and a Silestone Quartz worktop with matching upstands to frame the under mounted sink and Quooker Pro Tap. High quality appliances adorn the kitchen with a Miele integrated dishwasher, two Miele integrated electric ovens, a Miele five ring induction hob, Miele integrated steam oven, Miele integrated microwave and a wine cooler. Low energy lighting has been installed to the pelmets and the underside of all wall units, and a full height integrated fridge and full height integrated freezer complete the kitchen specifications.

All bathrooms are fully fitted with timeless white Villeroy & Boch suites, with chrome Hansgrohe mixer taps to basins, chrome Hansgrohe 1 box bath and shower fittings, porcelain wall and floor tiles and chrome ladder towel radiators.

High quality specifications continue throughout the home with white panelled doors and polished chrome ironmongery, decorative architraves and skirtings and underfloor heating throughout. In addition to the Heatmiser slimline touchscreen thermostats, most rooms in the property also benefit from integrated sound speakers.

Outside of the home, high quality Sandstone paving has been laid to the patios and pathways and both the front and private rear garden have been professionally laid to lawn with mulched shrub borders. No.1 also benefits from evergreen bay trees and mature hedging to complete the external finishes.

FEATURES & SPECIFICATIONS

- Stunning Georgian style home
- High specification throughout
- Sitting Room
- Dining Room
- Kitchen/Breakfast/Family Room
- Utility Room & 2 WC's
- Principal Bedroom with ensuite
- Three further bedrooms, one with ensuite
- Gated driveway and Private Rear Garden
- EPC Grade B

Chilbolton Gate, Chilbolton Avenue, Winchester

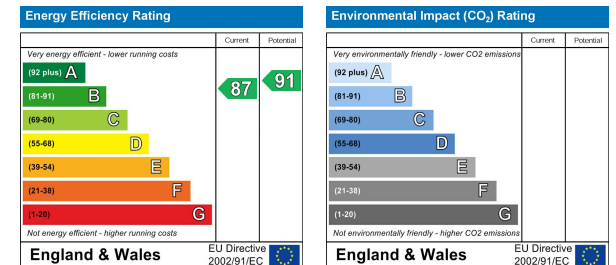
Approximate Gross Internal Area = 246 sq m / 2648 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





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