



## EAST LODGE, 56 CHILBOLTON AVENUE

Winchester, Hampshire, SO22





# CHILBOLTON AVENUE, WINCHESTER

An impressive and contemporary detached family home, situated over three floors, located in a sought-after residential road in Winchester.



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4



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EPC

B

Local Authority: Winchester City Council

Council Tax band: H

Tenure: Freehold

**Guide price: £2,250,000**





BUILT TO A HIGH STANDARD AND THOUGHTFULLY DESIGNED TO CREATE A FLEXIBLE AND ACCOMMODATING FAMILY HOUSE.

Upon entering, you are greeted by an entrance hall which leads to the sitting room, study, cloakroom and an impressive open-plan kitchen/dining/family room. The modern kitchen is fitted with a range of Miele integrated appliances, a centre island and breakfast bar, three separate ovens and wine fridge, with the addition of a separate, utility room. The first floor accommodates a spacious principal bedroom with built-in wardrobes and an en suite bathroom, a further three double bedrooms, one with an en suite bathroom, and a family bathroom. The second floor has an additional bedroom, a dressing room and an en suite bathroom. The house is approached by electric gates, onto a gravel driveway and an integrated garage. The rear, south-east facing garden is mainly laid to lawn, with a garden terrace ideal for outside entertaining. The property benefits from recently installed air-conditioning in all bedrooms and the kitchen/family/dining room and Soundproof windows across the front of the property.









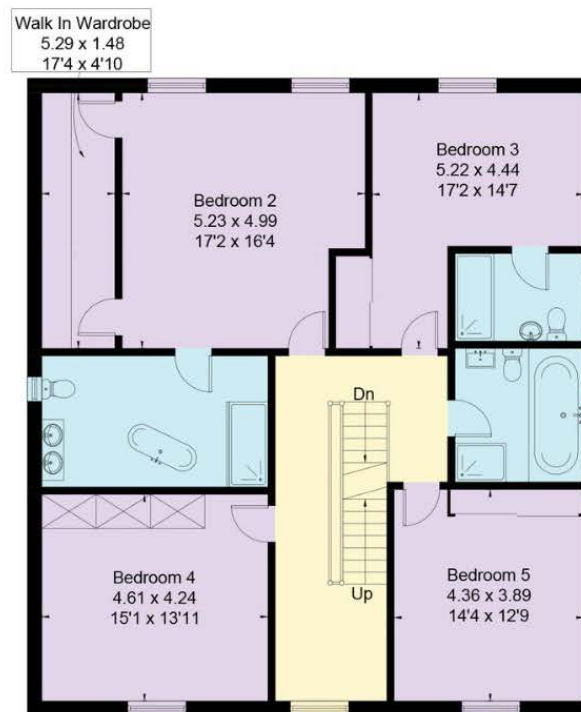




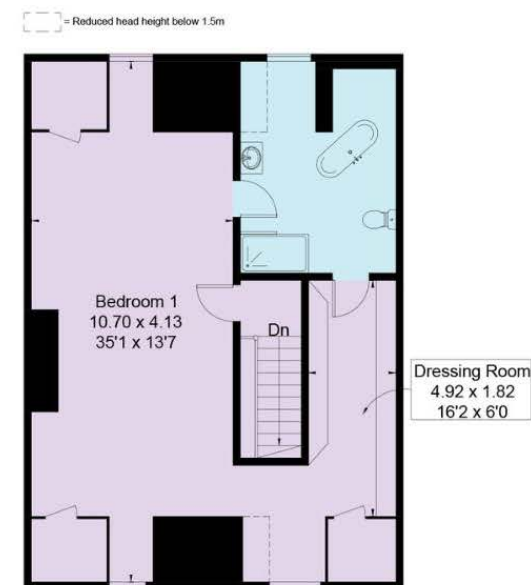
Approximate Floor Area = 418.3 sq m / 4502 sq ft (Including Garage)



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 4502 sq m / 418.3 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. (ID767266)

We would be delighted  
to tell you more.

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