



A beautifully crafted detached property by 'Shorewood Homes' house with excellent accommodation behind a most attractive red brick and stucco façade with views over The Royal Winchester Golf Course.

2 Brunswick Gardens, Chilbolton Avenue, Winchester, SO22 5HE

Guide Price £1,895,000





- Entrance Hall
- Cloakroom
- Drawing Room
- Kitchen/Dining/Family Room
- Laundry Room
- Principal Bedroom Suite
- Dressing Room
- Cloakroom
- Guest Bedroom Ensuite
- Two Further Double Bedrooms
- Bathroom
- Garage
- Parking
- Landscaped Gardens

#### The Property:

A fantastic, detached house designed around a traditional period style, featuring high ceilings with ceiling cornice, traditional sash style windows and deep skirting boards and architraves, as well as high fixtures and finishes throughout, which set this house apart. A welcoming entrance hall has a pair of 'Crittall' style doors that open into an impressive open plan kitchen, dining, and family space which is ideal for both everyday living and entertaining alike. Fitted with a 'Charles Yorke' kitchen to one end with a comprehensive range of Shaker style units with stone work surfaces, integrated Miele appliances and an island unit, with a fitted ceramic Belfast sink. There is ample space for a sizeable dining table as well as sitting space with an integrated bespoke media unit, French doors open into the garden. A formal drawing room has two windows to the front aspect. A laundry room and cloakroom complete the ground floor. Beautiful engineered oak flooring is throughout the ground floor, and zoned underfloor heating is a feature of the ground and first floors. There is a large, fitted cupboard which is positioned over the three floors and provides potential for a lift. Stairs with a fitted carpet runner rise to the first floor. A large principal suite has a bedroom with windows to the rear aspect, with a fitted dressing area which leads into the ensuite bathroom which has a roll top bath, and separate shower, there is also a second dressing room. A study/playroom and cloakroom complete this floor. The second floor has a guest bedroom ensuite, with two further double bedrooms that are served by a separate bathroom. Outside there is a tiered landscaped garden with golf course views, a garage is situated to the side of the house with a personnel door into the entrance hall with parking in front.

#### The Location:

Brunswick Gardens is a modern, luxury development built on leafy Chilbolton Avenue by Shorewood Homes. Compared to many other developments being built on the outskirts of Winchester, this offers all the advantages of a new build, but in a more prestigious and mature location, with quick access to the city centre and railway station. Nearby you have a local Waitrose store, The Friarsgate Practice doctor's surgery, a chemist and associated amenities. Just to the south-west, a mere few hundred yards away lies a footpath that runs adjacent to Royal Winchester Golf Club connecting fantastic open countryside and walks to Crab Wood and Farley Mount. The railway station is under 15 minutes' walk away with a direct train service to London Waterloo in 60-minutes. The M3 (junction 9) is approximately 2 miles away offering direct access to London and the South Coast. The A34 is also easily accessible providing access to the A303 and the Midlands. Heathrow and Southampton Airports are 55 and 12 miles away respectively. Winchester offers a comprehensive range of shopping and recreational facilities with a selection of boutiques, restaurants, cafés and a farmer's market twice monthly. A range of cultural opportunities include the theatre, the City Museum, and the Military History Museum. Local schooling can be found at Weeke Primary, Henry Beaufort, Kings and Westgate secondary schools, and Peter Symonds Sixth Form College. The city is also home to Winchester College and St. Swithun's. Preparatory schools situated locally include Prince's Mead, Pilgrims' Farleigh, Stroud and Twyford.

#### Directions:

Exit the city via Romsey Road. At the roundabout take the third exit onto Chilbolton Avenue. Follow the road and about two thirds of the way along Brunswick Gardens will be found on the left-hand side identified by our 'for sale' board.

#### Tenure:

Freehold. A service charge of approximately £600 is payable pa and includes maintenance and upkeep of the private road and landscaping of communal areas.

#### Services:

Electricity and water supply are mains connected. Mains drainage, assisted by pump. Air source heat pump.

#### Viewing:

Strictly by appointment through Belgarum Estate Agents 01962 844460.

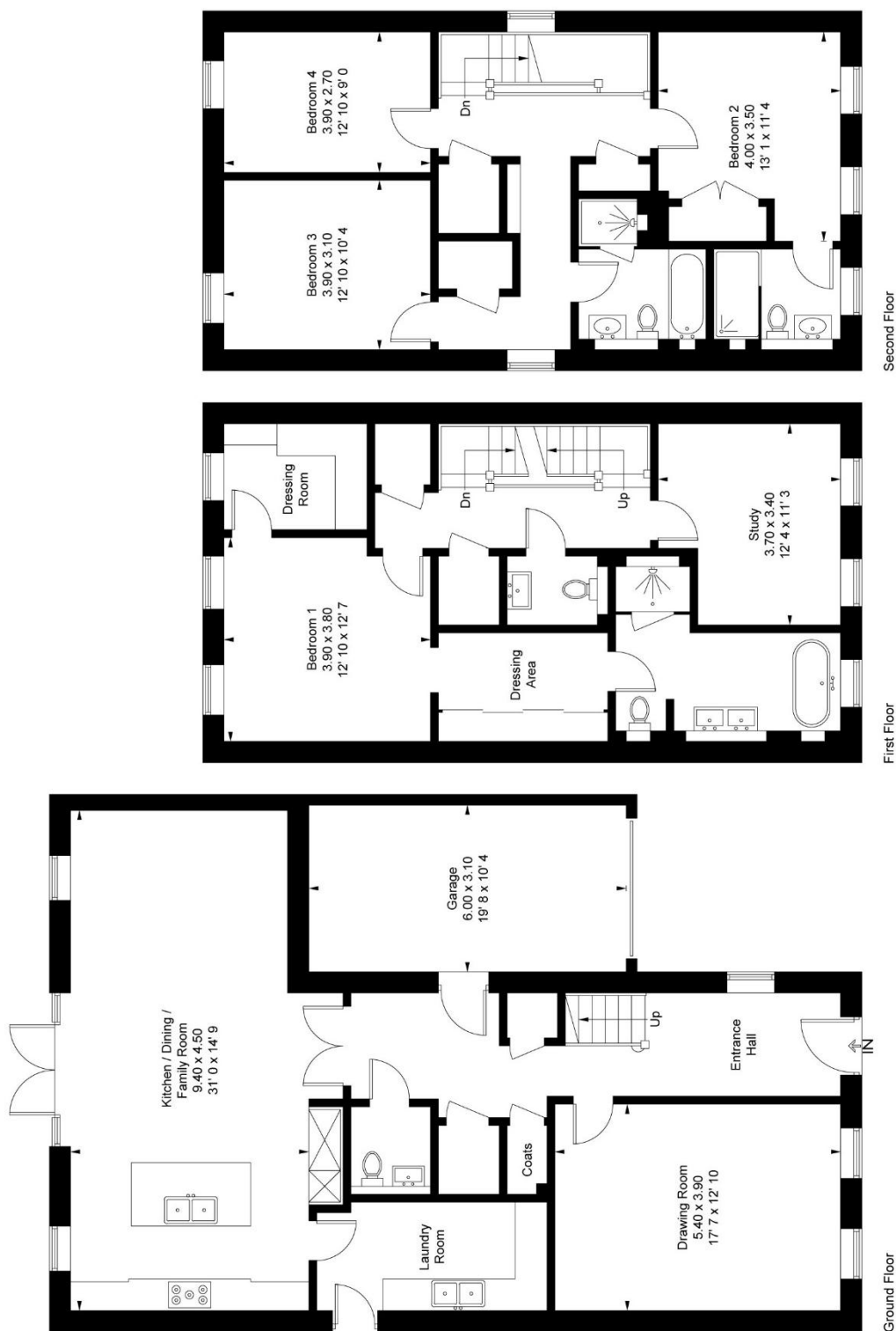
#### Council Tax:

Band TBC as new build property.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84 B    | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Brunswick Gardens, Chilbolton Avenue, SO22

Approximate Gross Internal Area = 2583 sq ft / 240 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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