



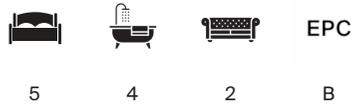
EAST LODGE, 56 CHILBOLTON AVENUE

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.



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.

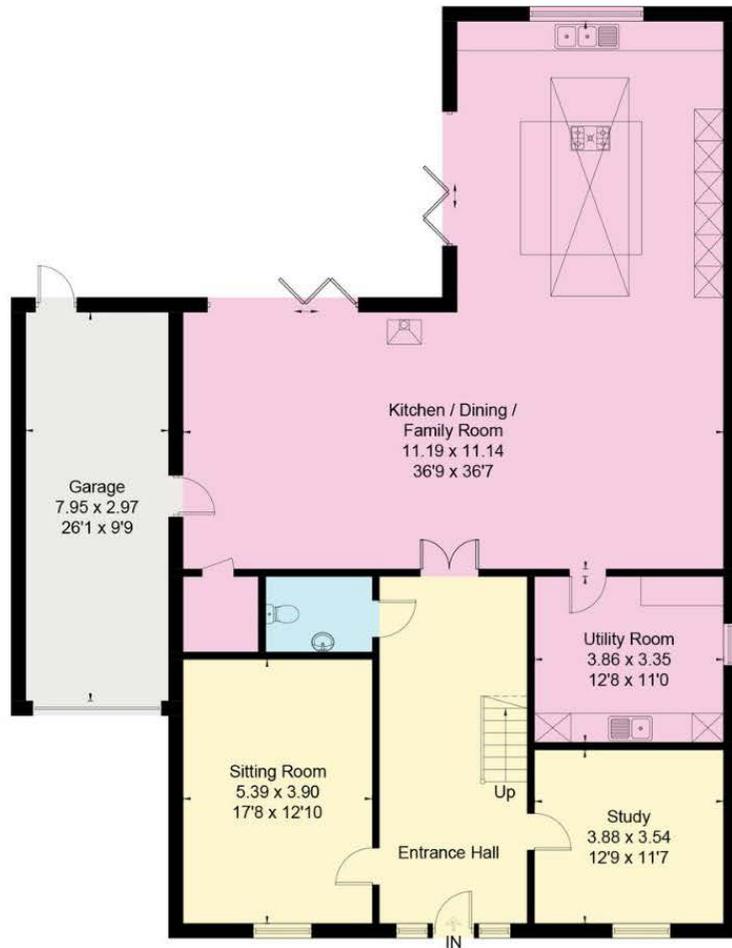
Upon entering, you are greeted by an entrance hall which leads to the sitting room, study, cloakroom and an impressive open-plan kitchen/dining/family room. The modern kitchen is fitted with a range of Miele integrated appliances, a centre island and breakfast bar, three separate ovens and wine fridge, 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.



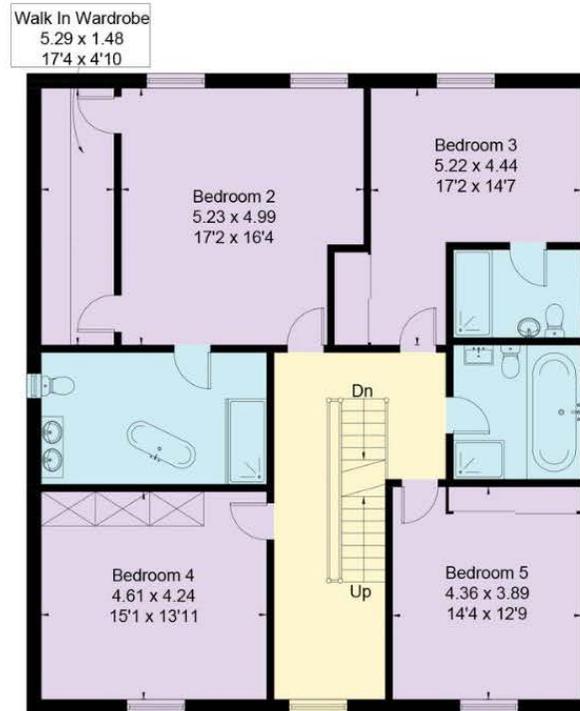




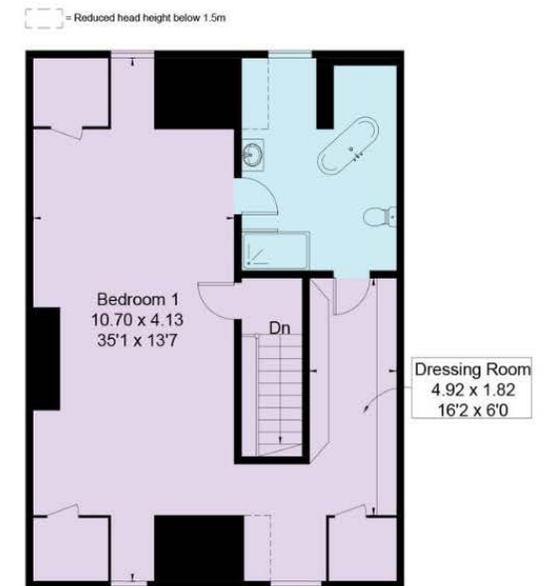
Approximate Floor Area = 418.3 sq m / 4502 sq ft (Including Garage)



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.

Lottie Lambert
01962 677246
lottie.lambert@knightfrank.com

Knight Frank Winchester
14-15 Jewry Street, Winchester
SO23 8RZ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated Oct 2025. Photographs and videos dated Oct 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.