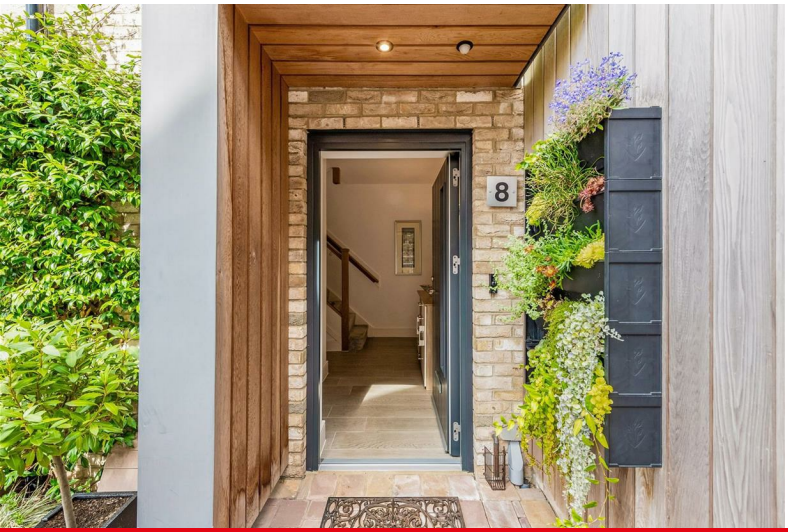
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8 Fairways 21 Chilbolton Avenue, Winchester, SO22 5HB
Asking Price £975,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Occupying an enviable position within the exclusive Fairways development on Chilbolton Avenue, one of Winchester's most highly regarded residential roads, this exceptional three-bedroom penthouse apartment offers beautifully presented and generously proportioned accommodation together with a magnificent private roof terrace enjoying far-reaching views across Royal Winchester Golf Club. Built by respected local developer Millgate (Winchester) Ltd, Fairways is an exclusive development of just eight apartments arranged across two buildings, designed to take full advantage of its wonderful setting adjoining the golf course. This penthouse offers approximately 1,372 sq ft of internal accommodation and has been thoughtfully designed to provide a superb combination of contemporary open-plan living, generous bedroom accommodation and excellent practical space. A particularly desirable feature is the private lift, providing convenient access from the entrance level to the main apartment, with a staircase providing an alternative route. The centrepiece of the home is undoubtedly the impressive open-plan kitchen, dining and living room, extending to approximately 30ft. A vaulted ceiling enhances the feeling of space, while the contemporary fitted kitchen incorporates a range of integrated appliances, extensive cabinetry and a large central island which naturally divides the kitchen from the dining and living areas. Large folding glazed doors span much of the rear elevation, flooding the room with natural light and opening directly onto the apartment's generous private roof terrace. This creates a wonderful connection between the internal and external living spaces and makes the apartment particularly well suited to entertaining. The terrace is a genuine highlight of the property, providing ample room for outdoor dining, seating and relaxation while enjoying an exceptional elevated outlook across the neighbouring Royal Winchester Golf Club. The open views provide an ever-changing backdrop throughout the seasons and give the apartment a sense of space and privacy that is rarely found so close to Winchester city centre.





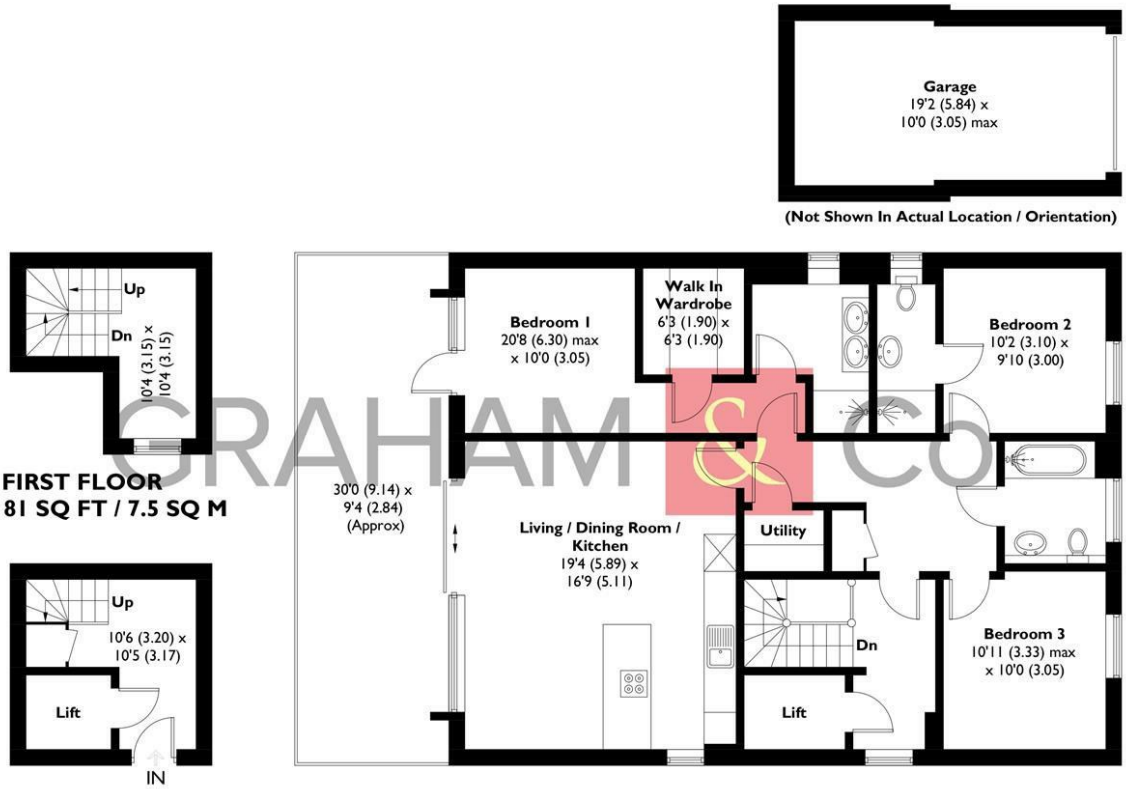


The bedroom accommodation is equally impressive. The substantial principal bedroom benefits from its own walk-in wardrobe and stylish en-suite shower room. The second bedroom is another double and also enjoys an en-suite shower room. A third double bedroom provides further flexible accommodation and could equally work well as a study or home office if required. A well-appointed family bathroom serves the third bedroom and guests, while a separate utility space provides valuable laundry and storage space away from the main kitchen. The bathrooms and en-suites are finished in a clean contemporary style, complementing the high standard of presentation found throughout the apartment. Externally, the property benefits from its own private garage, together with allocated parking and visitor parking. The original development specification provided each apartment with its own garage and allocated outside parking space. The development also benefits from a self-managed management company run by the apartment owners, allowing the residents to have a direct involvement in the management and upkeep of Fairways. Chilbolton Avenue is widely regarded as one of Winchester's premier residential addresses, renowned for its attractive, leafy surroundings while remaining within easy reach of the city centre. Fairways occupies an especially appealing position adjoining Royal Winchester Golf Club, with this penthouse enjoying a superb elevated outlook directly across the course.



APPROXIMATE GROSS INTERNAL AREA = 1372 SQ FT / 127.4 SQ M
GARAGE = 188 SQ FT / 17.5 SQ M
TOTAL = 1560 SQ FT / 144.9 SQ M

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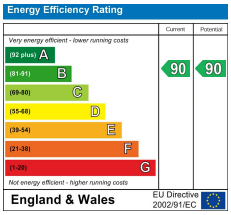


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1329620)
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