



26 Chalk Ridge, Winchester, Hampshire SO23 0QW
Guide Price £595,000 Freehold



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4 Bedrooms, 2 Bathrooms

Guide Price £595,000

- Immaculately presented family home enjoying far-reaching southerly views across the Chilcomb Downs
- Light-filled L-shaped sitting/dining room with floor-to-ceiling windows and stunning countryside outlook
- Contemporary refitted kitchen/breakfast room with quality units and access to the rear garden.
- Useful utility store area and shower room adding flexibility and versatility to the accommodation
- Four bedrooms, three with fitted wardrobes, offering flexible family accommodation.
- Beautifully updated bathroom, including a luxurious family bathroom with walk-in shower and bath.
- Low-maintenance landscaped garden with re-decked terrace and rear access



**26 CHALK RIDGE
WINCHESTER, SO23 0QW**

An immaculate family home with far-reaching southerly views across the Chilcomb Downs

Set on the eastern fringe of Winchester, Chalk Ridge is a beautifully presented and thoughtfully updated family home, combining striking views with modern comfort and a sense of calm. With direct access to the South Downs Way, this property offers the best of both worlds - countryside tranquillity and vibrant city living.

A welcoming entrance hall sets the tone for the home - bright, stylish, and immaculately maintained. This leads to the useful cloakroom, and stairs to the first floor.

The first floor is where the home truly opens up. The spacious L-shaped sitting and dining room spans the full width of the property and is flooded with natural light from its floor-to-ceiling windows, framing captivating southerly views over Morestead and the Chilcomb Downs.

This is an inviting and versatile space - perfect for entertaining or relaxing with family, with room for a large dining table and comfortable seating areas.

To the rear, the kitchen/breakfast room has been recently refitted with a smart contemporary range of base and eye-level units from Ikea, offering both function and flair. There's ample workspace, a built-in oven and hob, and room for a breakfast table and double doors opening onto the garden. Thoughtful design details include a freestanding microwave set at a convenient height within an eyelevel unit, and space for a washing machine - a top-of-the-range Miele model, included by the current owners.

A door from the kitchen leads through to a useful utility store and a cleverly designed shower room, adding a layer of flexibility and versatility to the accommodation. There is also a large cupboard on first floor landing.





AND SO TO BED: The top floor continues the home's sense of light and proportion. There are four bedrooms, three of which feature fitted wardrobe cupboards offering ample storage without compromising on space. The two front bedrooms command stunning panoramic views across open countryside, whilst the two rear bedrooms overlook the rear garden.



The **Family Bathroom** has been recently refitted and offers a touch of luxury, featuring a bath with powerful electric shower, modern WC and basin with storage beneath, an illuminated mirror, and a separate walk-in shower with fitted with a deep recessed shelf.

A loft hatch with a wooden ladder provides easy access to the attic space above.





LOCATION: Chalk Ridge is a cul-de-sac in the sought after St Giles and Highcliffe district of Winchester, with the highly regarded All Saints CofE Primary school being a short distance along the road. The location is known for its far-reaching and dramatic views over the M3 to the Downs beyond. Highcliffe and St Giles Hill is a popular family location, being ideally situated for access to the town centre, as well as having Winchester's main line station within good walking distance.

The historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses are nearby. Further interest can be found in the river walks and the city's stunning Winchester Cathedral, for which there is an enviable roof top view from the top floor bedroom.

For leisure and recreation, nearby Magdalen Hill Down and The South Downs Way offer miles of scenic walking and cycling routes, while Winchester's cultural attractions - theatre, museums, and regular farmers' markets - are all within easy reach.

THE PROPERTY – USEFUL INFORMATION

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Construction: A four bedroom mid-terrace townhouse over three stories, believed to have been built in the 1970's, using brick and block construction under a tiled roof, with hanging tiles and painted timber/timber effect cladding to the front and rear elevations.

Windows: Triple glazed throughout (kitchen doors double glazed)

Local Authorities: Hampshire County Council and Winchester City Council

Parking: The property benefits from a double garage and off-road forecourt parking.

Services: All main services connected.

Tenure: Freehold; Overall plot size 0.04 acres.

EPC: Band C

Council Tax Band: D

Broadband: (Data via Ofcom) available in the area:

Standard Max 16 Mbps Download speed

Superfast Max 80 Mbps Download speed

Ultrafast Max 1000 Mbps Download speed

Flood Risk: Surface Water - very low; Rivers and Seas – very low.

EDUCATION:

Schooling: The property falls within catchment for All Saints C of E Primary School, The Westgate School, and Peter Symonds 6th Form College, each of which are within walking distance.

Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.





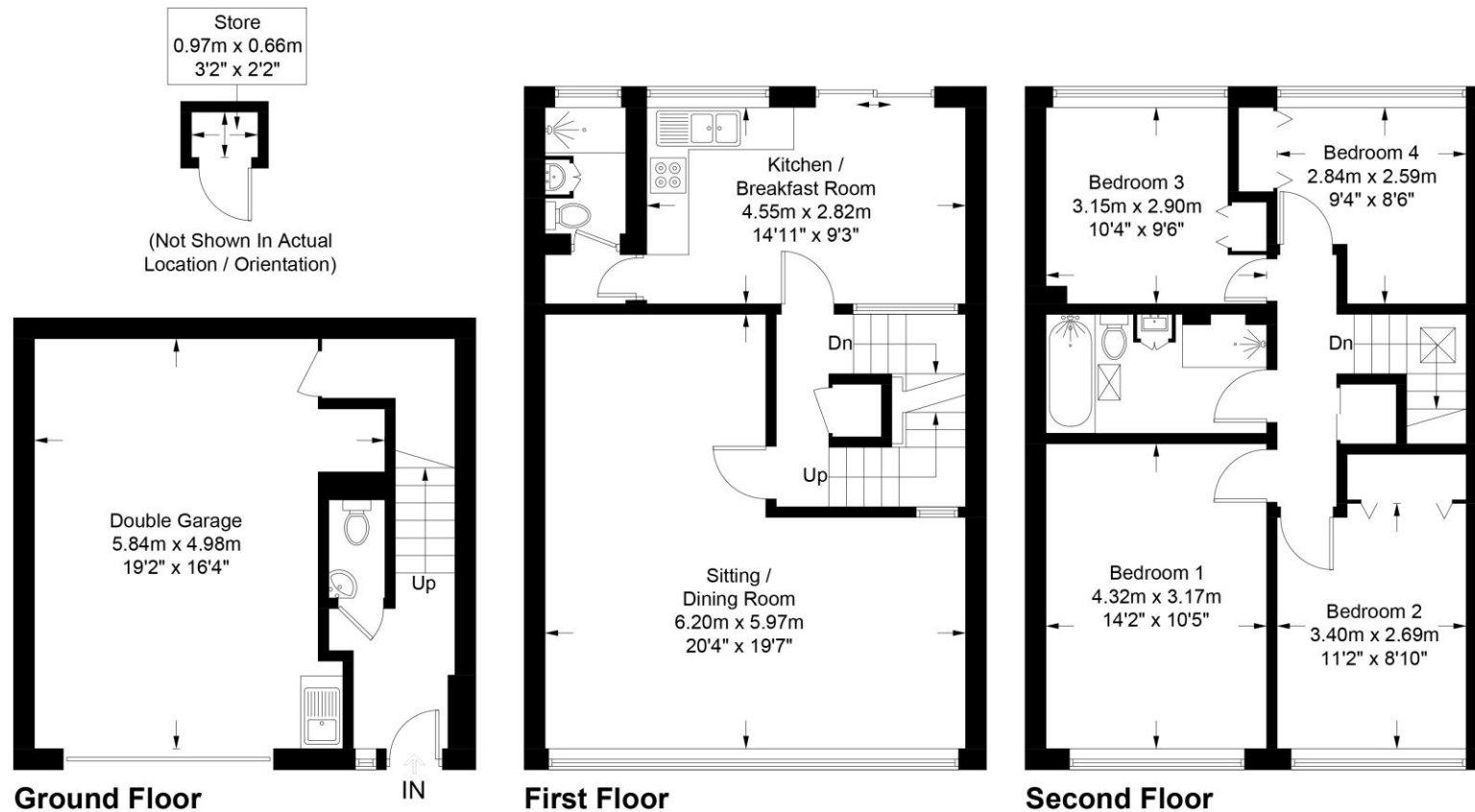
GARAGE AND PARKING: The block-paved driveway to the front of the property provides generous parking, with both manual and remote-controlled garage doors ensuring ease of access. The garage is neatly organised and practical, featuring a fitted basin, raised power points, and a cleverly designed store cupboard with light and power.

OUTSIDE: The rear garden has been landscaped and designed by the current owner to be both low maintenance and a relaxing outdoor space. The principal garden area has been levelled and laid with timber decking to create an area ideal for outside entertaining and relaxation.

There is also a bespoke insulated garden store, complete with power and light - ideal to keep garden equipment neatly organised. And a flight of steps leads up to a rear access path, with a lockable gate at the end of the path.



Approximate Gross Internal Area = 145.3 sq m / 1564 sq ft
(Including Double Garage)
Store = 0.6 sq m / 6 sq ft
Total = 145.9 sq m / 1570 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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