



Nony
Kerr - Smiley
IRELAND ESTATE AGENT

6 Fairways, 21 Chilbolton Avenue, Winchester, SO22 5HB
Guide Price £875,000 Leasehold

Nony
Kerr - Smiley
in association with
MARTIN&CO


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**6 Fairways, Chilbolton Avenue,
Winchester, Hampshire**

3 Bedrooms, 3 Bathrooms

Guide Price £875,000

- Ground floor three bedroom apartment with private entrance, garage and parking
- Exclusive luxury development by renowned local developer Millgate
- Stunning views across Royal Winchester Golf Course
- Superb open-plan kitchen, living and dining space ideal for entertaining
- Principal bedroom suite, walk-in wardrobe, stylish en suite facilities
- Two further bedrooms, one with en-suite bathroom
- Large westerly-facing private terrace enjoying evening sunsets
- Underfloor heating throughout
- Utility room
- Beautifully landscaped communal gardens with wildflower area and orchard
- Quiet and prestigious setting just a short drive from Winchester city centre
- Council Tax Band F, EPC Band B



6 FAIRWAYS, 21 CHILBOLTON AVENUE

Occupying a superb position overlooking the immaculate fairways of Royal Winchester Golf Course, this exceptional three-bedroom ground floor apartment offers an outstanding blend of luxury, privacy and accessibility, forming part of an exclusive development built by the renowned local developer Millgate (Winchester) Ltd. Just a short drive from Winchester's vibrant city centre, the apartment enjoys a peaceful setting with spectacular views across the golf course and surrounding countryside.

A key feature of this wonderful home is its accessible ground floor position, complemented by a private entrance, private garage, allocated parking space and external lockable storage, creating the convenience and independence often associated with a house rather than an apartment.

Internally, the accommodation is beautifully designed and generously proportioned throughout, and further benefits from underfloor heating, and a utility room with space for a washing machine/tumble dryer.

However, the heart of the home is the exquisite and impressive open-plan kitchen, living and dining space, designed to maximise both comfort and entertaining potential.

The contemporary Leicht kitchen is complemented by sleek quartz work surfaces and a large central island, creating a striking focal point for the room. A comprehensive range of integrated appliances includes Bosch ovens, combination microwave/oven, induction hob, extractor, fridge, freezer and dishwasher, along with a Caple wine fridge and Quooker tap, making the space ideal for those who love to cook and entertain.

This wonderful living area flows seamlessly through a wall of windows, with sliding doors onto a generous westerly-facing private terrace, where the elevated outlook provides stunning panoramic views across the fairways of Royal Winchester Golf Course.







AND SO TO BED: There are three spacious bedrooms, with the principal room featuring a walk-in dressing room, and a stylish en-suite bathroom; a second double bedroom with its own en-suite and a further contemporary bathroom serves the third bedroom – which is currently configured as a study. Bathrooms and en-suites feature Duravit sanitaryware, Hansgrohe fittings, elegant Porcelanosa tiling, and heated towel rails, all finished to an exceptional standard.





THE PROPERTY – USEFUL INFORMATION

THE PROPERTY

Construction: The site of Fairways contains two separate apartment 'blocks' of four apartments each. The site was developed by renowned local builder Millgate Winchester in 2020 using modern construction methods with brick façade elevations under tiled roofs. The garage area is breezeblock with wooden façade.

Tenure: Leasehold – 999 years from 2020 with 993 years remaining.

Managing Agents: Fairways is currently run by its own management company, 'Fairways (Winchester) Management Limited', who is also the Freeholder, of which all leaseholders are members with each apartment having one share and with it one vote.

Charges: Current annual Service Charge from 1st January to 31st December £2002.54 payable in two equal instalments by 1st January and 1st July.

Environmental features: Sewage pumps and lighting in communal areas benefit from solar power, garages have 'green' roofs, bat and swift boxes in place.

Services: All Mains services are connected. (Agents note: Waste is pumped to an onsite sewage tank and thence on to the mains sewage pipe. The pumps are inspected and serviced annually.)

EPC Band B, Council Tax Band F

Flood Risk: (Source: Govt Enviro agency) Surface Water & rivers and seas: Risk 'very low'

Broadband (Source: Ofcom) Superfast broadband available: Potential speeds 1800mbs download and 220mbs upload

PARKING

A communal in and out driveway leads to the garage and allocated parking space. Visitors parking is also available.

The garage has power, light and additional storage.

LOCATION:

Chilbolton Avenue is situated on the western side of the city, it is known for its impressive homes, generous plots and mature tree-lined character. In recent years a number of modern developments have added further substantial, high-value properties, reinforcing the road's reputation as one of Winchester's premier locations.

Despite its residential setting, Chilbolton Avenue is very conveniently positioned. Winchester city centre is around a mile away, making it easily walkable in roughly 20 minutes and giving residents quick access to the city's extensive range of shops, cafés, restaurants and cultural attractions.

Winchester railway station is also nearby, providing direct services to London Waterloo in around an hour, while the Waitrose on Stockbridge Road and other local amenities are just a short distance away.

The Avenue is also well placed for leisure and outdoor activities. Royal Winchester Golf Club and Winchester Racquets and Fitness Club are both close by, and the surrounding countryside provides excellent opportunities for walking and cycling. With well-regarded schools nearby and straightforward access to major routes including the M3 and A34, Chilbolton Avenue combines convenience, strong connectivity and a highly desirable Winchester setting.



EDUCATION: The property falls within catchment for Western CofE 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.



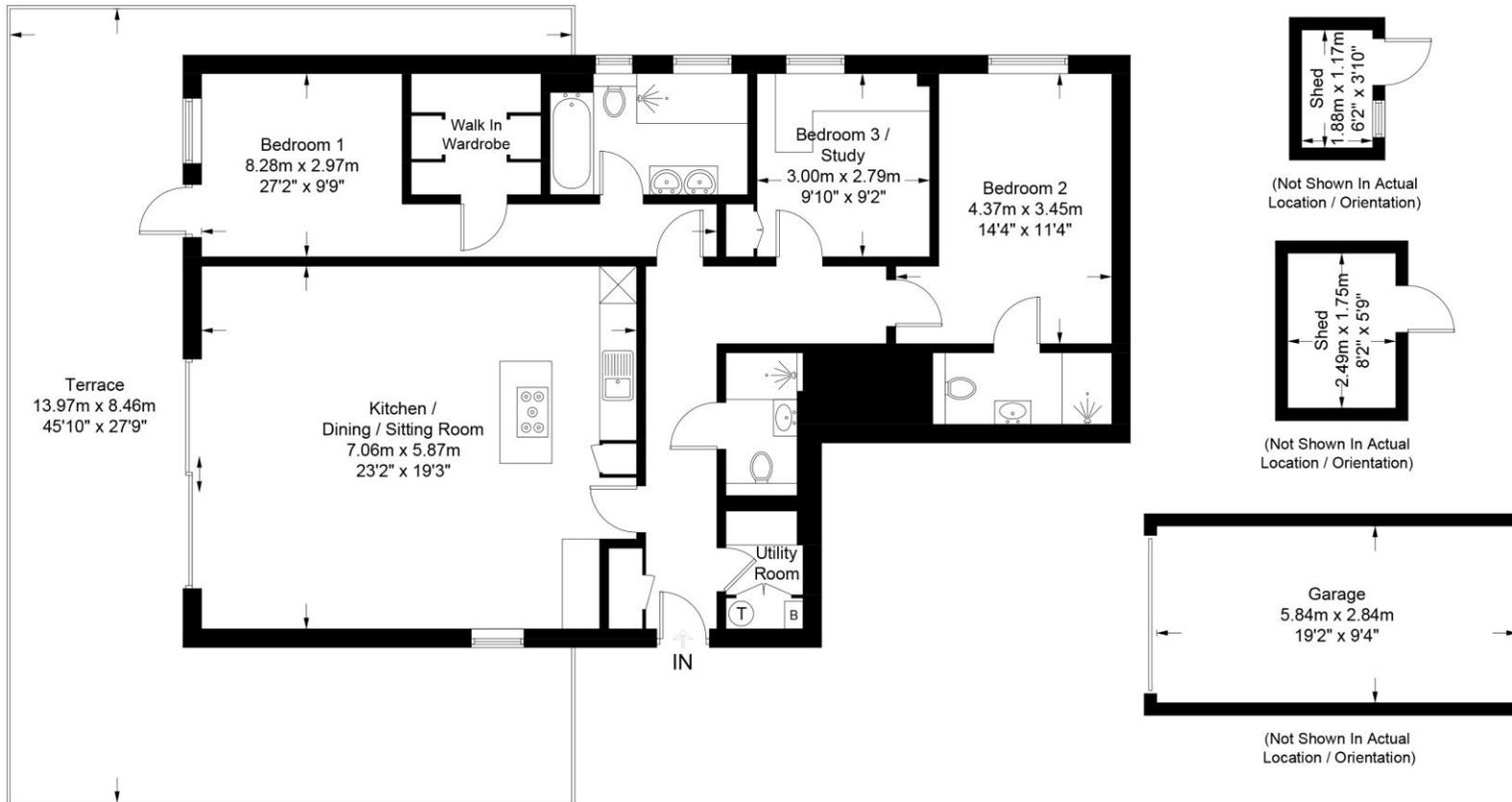
Externally, the apartment enjoys beautifully designed outdoor spaces including a wraparound balcony with timber-effect decking and glass and stainless-steel balustrades, allowing uninterrupted views across the golf course. Externally, this property also benefits from a large storage area with lockable sheds securely located to the side of the building.

The surrounding communal gardens have been thoughtfully landscaped with ecology and sustainability in mind, featuring wildflower turf, a native hedgerow, bat and swift boxes, and a charming orchard area planted with fruit trees and wildflowers that slopes towards the 13th fairway.

This is a rare opportunity to acquire a luxurious, accessible ground-floor apartment with private access, outstanding views and exceptional finishes, in one of Winchester's most desirable settings.



Approximate Gross Internal Area = 113.3 sq m / 1,219 sq ft
Outbuildings = 23.2 sq m / 250 sq ft
Total = 136.5 sq m / 1,469 sq ft



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