



CHILBOLTON AVENUE, WINCHESTER, SO22

£5,000 per month*

Carter Jonas

CHILBOLTON AVENUE, WINCHESTER, HAMPSHIRE, SO22 5HQ

- 5 Bedrooms
- 3 Reception Rooms
- 3 Bathrooms
- Detached House
- Unfurnished
- Gardens
- Double Garage

LOCATION

Winchester is well known for its historic importance including housing King Arthur's Round Table and is also a thriving business centre with many shops and restaurants. With its proximity to road and rail networks, Southampton, Bournemouth and Heathrow airports and a number of well-known prep, public and secondary schools. It is a popular residential location for families and commuters being only 55 minutes to London Waterloo.

THE PROPERTY

Accommodation comprises entrance hall, well fitted kitchen/breakfast room with integrated fridge freezer, dishwasher, electric oven and gas hob, doors to rear garden, utility room with plumbing for washing machine and tumble dryer, dual aspect drawing room, study/family room, good sized dining room with French windows to terrace, downstairs w.c..

Upstairs there is a spacious landing, main bedroom with en suite bathroom, one further en suite bedroom, two further double bedrooms, a single bedroom and family bathroom.

The property benefits from gas fired central heating, alarm, water softener. Regret no cats.

OUTSIDE

The house is approached via double wooden gates and a gravel drive leads to the front of the house and a double garage. The house sits in large immaculate gardens which are largely laid to lawn with a patio to the rear.

A beautifully presented, elegant and spacious property in large enclosed gardens to the west of the city, within an easy walk of the railway station, Waitrose, The Westgate All Through School, Western Primary School and Peter Symonds Sixth Form College.

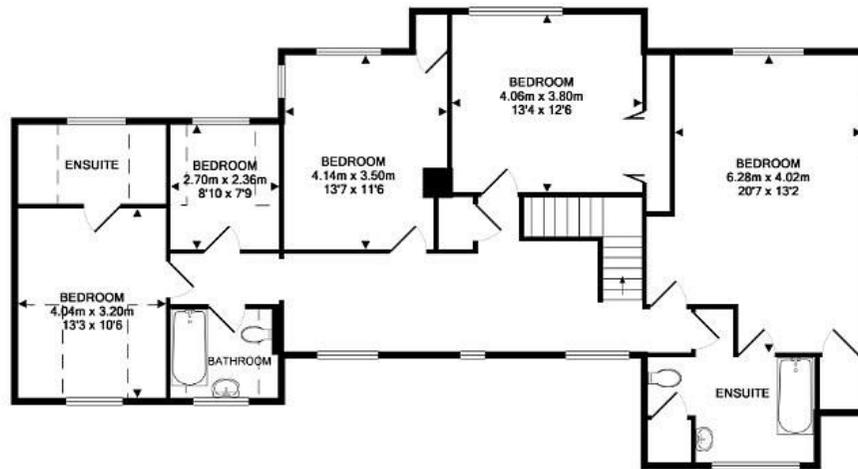
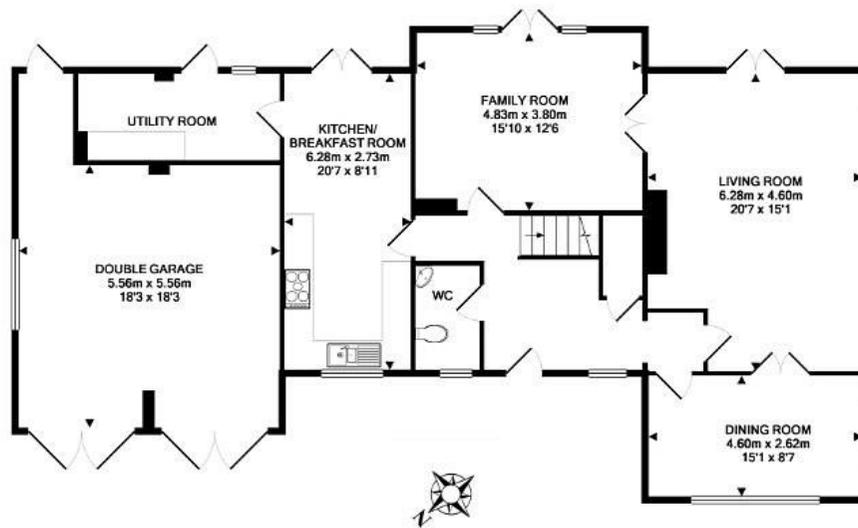


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms preferred
Viewing	Strictly by appointment
Local Authority	Council Tax: Band G (Winchester Council for current charges)
Directions	Chilbolton Avenue runs between Romsey Road and Stockbridge Road. 42 Chilbolton Avenue is on the east side, approx 150m from the Stockbridge Road end.
Services	Mains electric, gas and water. Mobile and broadband services please check the Ofcom website.
Deposit	Holding fee equivalent to 1 week's rent £1,153 Deposit equivalent of 6 week's rent @ £5,000 pcm = £6,923





TOTAL APPROX. FLOOR AREA 254.1 SQ.M. (2735 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.
*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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