



Chilland, Nr Winchester / Alton, Hampshire  
£3,750 pcm excl inclusive of gardening



A beautiful family home in a classical Georgian style with views across a parkland setting on a very peaceful 'no through road' leading to the River Itchen.



**Term:** 12 months with the possibility of renewal  
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

**Bedrooms – 4**

**Key features:**

Drawing Room with Wood Burner  
Kitchen / Breakfast Room / Pantry  
Study  
Utility room / Laundry room / W.C.  
Master Bedroom, with En Suite Bathroom and Dressing Room  
Bedroom 2 with En Suite Bathroom  
Two further Double Bedrooms  
Family Shower Room  
Garden with Terrace, Lawns, Borders and Shrubberies  
Orchard / Dell / Meadow Garden

**Description:**

A lovely family home in classical Georgian style with views across a parkland setting on a very peaceful “no through road” leading to the River Itchen.

The property was built in 1988 with mellow brick elevations and inset sash windows under a tiled roof. The house has great charm and character with beautifully proportioned light rooms, the majority enjoying the wonderful views over the garden and adjoining countryside.

The house is attractively appointed with arched alcoves, fitted cupboards and French windows from the kitchen/breakfast room and the drawing room, to the terrace which elegantly sets off the house and gardens.

There are four double bedrooms, one being the master bedroom with en suite bathroom and separate dressing room with views across the gardens. There are three further bedrooms, one with an en suite bathroom and a recently installed family shower room.

**Outside:**

The gardens are beautifully maintained and wrap around the house from the gravelled drive with newly built double garage, to a rear terrace, kitchen garden with glass house and on to an attractive dell/orchard. The shrub borders are full of colour and are interspersed with sweeping expanses of lawn and specimen trees. Growing up the house are roses, honeysuckle and wisteria. There are garden sheds and a greenhouse. The garden is bounded by hedges, post and rail fencing and there are glorious views over the adjoining countryside. The gardens extend in all to 0.71 of an acre.

**Situation:**

Chilland is a unique setting with one narrow unspoilt lane leading down the River Itchen. It lies on the south side of the B3047 valley road between the village of Martyr Worthy and the charming small Georgian town of Alresford.

It is one of the most sought after addresses in the Itchen Valley and at the end of the land are wonderful walks by the river along the Pilgrims Way which links with the Itchen Way. At Kings Worthy (approximately 2 miles), there is a Store/Post Office, Alresford has a wide range of shops and the city of Winchester (approximately 3 miles), caters for most amenities including a mainline station to London Waterloo (approximately 58 minutes), and access on to the M3 motorway and the A34.

There are excellent schools within easy reach including Princes Mead, Twyford, Pilgrims, Winchester College and St Swithuns and also a very well thought of primary school in Itchen Abbas.

Sporting facilities include golf courses at Alresford, Avington Park and Winchester, fishing on the River Alre, Itchen and Test and sailing and associated water sports on the Hamble, Southampton Water and the Solent.

**Local Authority:** Winchester City Council - Band G

**Availability:** 2nd September 2019

**White Goods:** 5 ring gas hob, double oven, integral dishwasher, integral microwave and space for a washing machine and fridge/freezer

**Heating:** Mains gas

**Drainage:** Private – septic tank

**Curtains:** To principal rooms

**Flooring:** Carpets/Exposed Wood Floors/Tiles

**Broadband availability:** Check with your provider

**Mobile phone reception:** Check with your provider

**Pets:** One well behaved pet considered

**Gardening:** Included

**Viewing:**

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

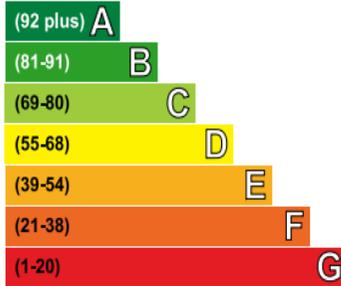
Email: [info@countryhousecompany.co.uk](mailto:info@countryhousecompany.co.uk)

Please check our website for further information – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)



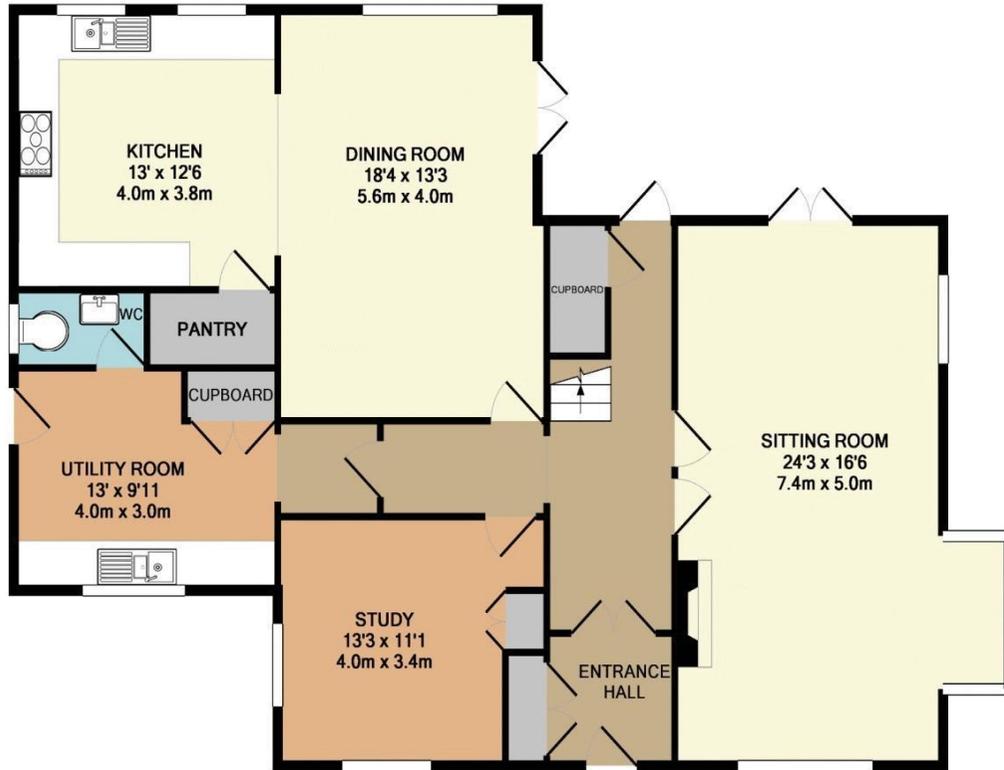


Very energy efficient - lower running costs

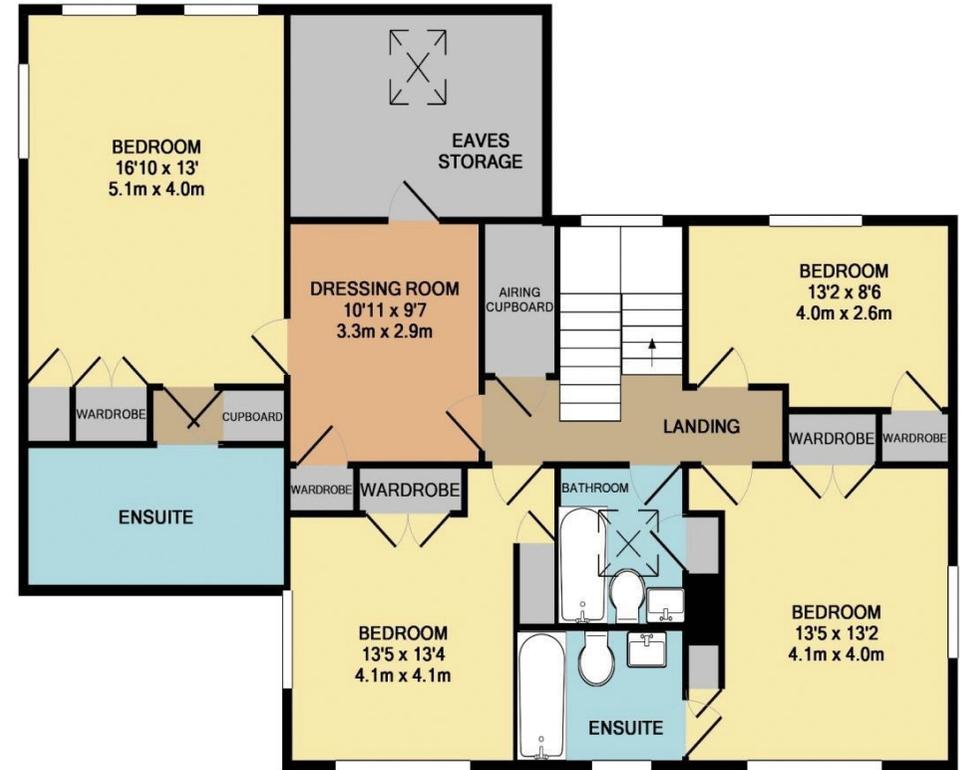


Not energy efficient - higher running costs

Current	Potential
73	84



GROUND FLOOR  
APPROX. FLOOR  
AREA 1274 SQ.FT.  
(118.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1246 SQ.FT.  
(115.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2520 SQ.FT. (234.1 SQ.M.)

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  
Made with Metropix ©2014





The Country House Company • The Granary • Whitedale Farm • East Street • Hambledon • Hampshire • PO7 4RZ

02392 632 275

[sales@countryhousecompany.co.uk](mailto:sales@countryhousecompany.co.uk) • [lettings@countryhousecompany.co.uk](mailto:lettings@countryhousecompany.co.uk)

The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley



[countryhousecompany.co.uk](http://countryhousecompany.co.uk)