



THE
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CHILBOLTON

Nr Stockbridge, Hampshire

Chilbolton, Hampshire

A spacious detached 4 bedroom family house situated within the sought after Test Valley village of Chilbolton which offers a thriving community with local pubs and village store.



Mileages (approximate)

Micheldever – 6 miles

Andover – 10 miles

Winchester - 11 miles

Summary of Accommodation

Ground Floor

Entrance Hall

Open plan Kitchen/Dining/Living Room

Sitting Room

Study

Utility Room

Cloakroom

First Floor

Master Bedroom with Dressing Room and

Ensuite Shower Room

3 Further Double Bedrooms

Family Bathroom

Carport and Double Garage

Description

This attractive home provides light and spacious accommodation with contemporary styling throughout.

On the ground floor is a welcoming entrance hall, and an impressive kitchen/living/dining room which is open plan with doors to the large rear garden.



This room has underfloor heating, painted oak cabinets, and a large island unit, with the dining/living area being fully glazed with argon filled roof, and automatic ceiling vents to allow for thermal control and protection against the elements.

There is an elegant sitting room which has a wood burning stove and French doors to the garden. In addition, on this floor is a study and a cloakroom.

On the first floor is the master bedroom with a walk-in dressing room and an adjoining shower room. There are 3 further good sized bedrooms and a family bathroom on this floor.

Outside

The property is approached via a driveway shared with the neighbour that provides private parking, a double garage and a carport. There is also an area with raised vegetable plot

To the rear is the main area of garden with sun terrace adjacent to the house and a large area of lawn, mature borders and a wooded area to the boundary.

Situation

The property is in a peaceful area within this pretty village on the River Test. There is a village store with post office, a pub, a Church and a village hall which offers regular fixtures, including a well-regarded pre-school.

The nearby West Down Nature Reserve offers lovely walks and The Test Way connects with Stockbridge, the Mayfly riverside pub en route. There are a number of well-regarded schools locally to include a primary School in Wherwell, the neighbouring village.

For commuters there is good access to road links which include the A303, A34 and M3/M27. With stations at Andover, Winchester, Micheldever and Grateley all with services to London.

Services: Mains electricity and water. Private drainage and oil-fired central heating

Local Authority: Winchester City Council

Tenure and Possession: The property is offered for sale Freehold.

Viewing:

Strictly by appointment with The Country House Company.

Tel; 02392 633026

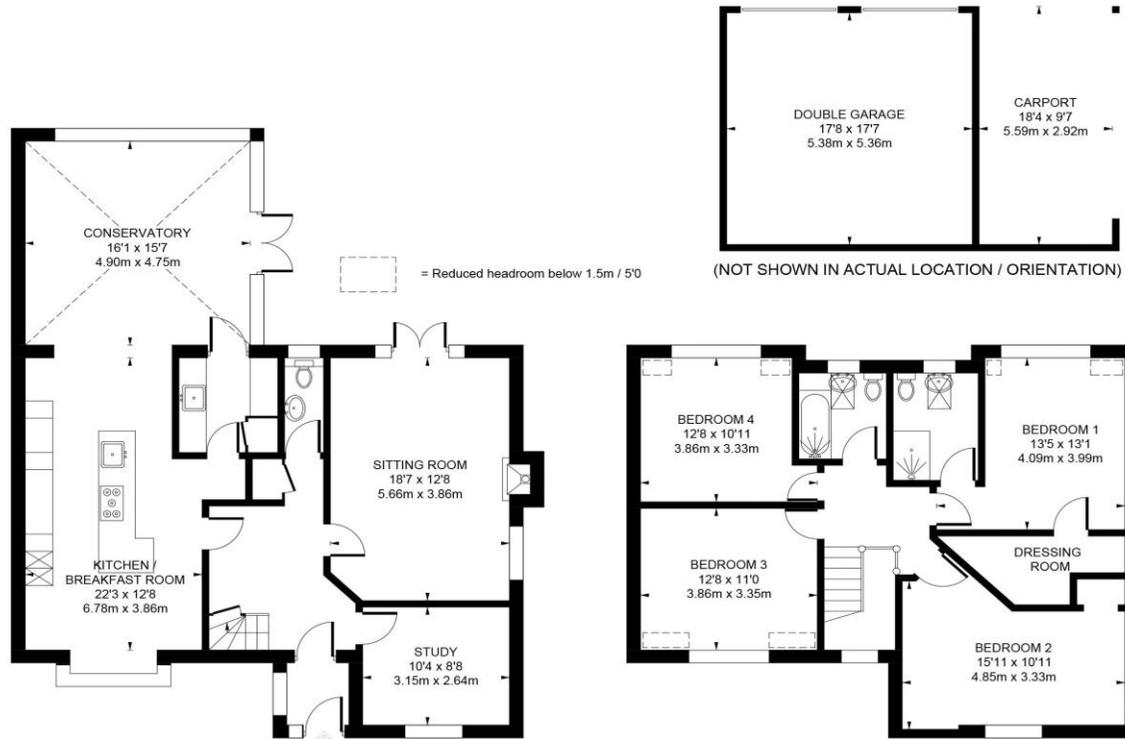
Email: sales@countryhousecompany.co.uk

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



Disclaimer: (including fixtures and fittings)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



TOTAL APPROX. FLOOR AREA = 1975 SQ.FT (183.5 SQ.M)
DOUBLE GARAGE = 311 SQ.FT (28.9 SQ.M)
(EXCLUDING CARPORT / VOID)
TOTAL = 2286 SQ.FT (212.4 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.
(ID 764682)



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