



EVANS & PARTRIDGE

RIVER VIEW
CHILBOLTON, HAMPSHIRE











RIVER VIEW, CHILBOLTON, STOCKBRIDGE, HAMPSHIRE S020 6AZ

A DETACHED BUNGALOW OFFERING GREAT SCOPE AND POTENTIAL FOR MODERNISATION / RECONFIGURATION AND ENLARGEMENT (STPP) WITH A GOOD SIZED REAR GARDEN, SITUATED ON THE EDGE OF THIS POPULAR VILLAGE

A short distance down the lane there is access onto a footpath leading to Cow Common and the centre of the village offering a shop/Post Office, church and well-regarded pub

LARGE RECEPTION HALL • OPEN PLAN LIVING ROOM WITH SITTING AREA • OPEN PLAN KITCHEN / DINING ROOM
THREE BEDROOMS • BATHROOM
OFF-ROAD PARKING • ENCLOSED GARDENS

OFFERS INVITED AROUND £475,000 FOR THE FREEHOLD

DESCRIPTION

A detached three bedroom bungalow constructed of brick elevations beneath a tiled roof with the benefit of double glazing and oil fired central heating. The current accommodation comprises a large double reception room with two bay windows and open fireplace, generous central reception hall (also with fireplace), open plan kitchen with separate dining area, three bedrooms and a bathroom. There is excellent cupboard storage throughout the property which also has the benefit of off-road parking and a good sized rear garden that rises to the rear boundary where attractive views are enjoyed over the Test Valley.

LOCATION

The property is situated in the sought after village of Chilbolton which has a Post Office/store, church, village hall and public house. A second public house The Mayfly sits on the bank of the River Test; there are many excellent walks to West down and Chilbolton Common – a designated Area of Special Scientific Interest and a renowned local beauty spot. There is a reputable primary school in the neighbouring village of Wherwell, approximately 1½ miles away, and the picturesque town of Stockbridge is some four miles distant. Andover, also four miles away, offers a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to Waterloo. The cathedral cities of Winchester and Salisbury are about fifteen and twenty-five minutes' drive respectively, and the A303 is close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

Outside light. UPVC panelled door into:

RECEPTION HALL Open brick fireplace with sill above, built-in cupboard to one side housing Grant oil fired boiler and legged hot water cylinder with immersion. Pendant light point. Double louvre doors into cloaks cupboard with light and meter/fuse box.

INNER HALL Fluorescent light.

OPEN PLAN LIVING ROOM WITH SITTING AREA Sitting area around open painted brick fireplace with tiled hearth and display sill above. Two bay windows to front aspect with views over the valley. Picture rail.

OPEN PLAN KITCHEN / DINING ROOM

Kitchen: Sink unit with mixer tap and drainer. Roll top work surfaces with tiled splash back. High and low level cupboards and drawers. Hotpoint cooker with four ring hob, extractor hood above. Space for upright fridge/freezer. Strip light. Window with views up the rear garden. Part obscure glazed door to side leading onto patio and garden.

Dining Area: Window to side aspect. Built-in dresser unit with mirror, cupboards above and below. Ceiling spot lights.

BEDROOM ONE (*Large double bedroom*) Window to rear aspect with views over the garden. Pendant light point.

BEDROOM TWO (*Double bedroom*) Window to side aspect with country view. Pendant light point. Sliding door into wardrobe cupboard.

BEDROOM THREE Window to side aspect. Pendant light point. Sliding doors into wardrobe cupboard.

BATHROOM Suite comprising bath with tiled surround. Pedestal wash hand basin with mirror, light and cabinet above. Low level WC. Part tiled walls. Obscure glazed window to side aspect. Ceiling light point.

OUTSIDE

Wide splayed entrance off village lane with painted retaining walls to either side. Space to park large vehicle and access onto extended tarmac driveway leading down the side of the property to a car port. The front garden comprises terraced gravel and shrub borders to one side, on the opposite side steps rise to a gate leading to a gravelled area with fenced boundary and oil tank.

MAIN REAR GARDEN Seating area immediate behind the property with access from the kitchen/dining room. Garden shed. Brick capped retaining walls and steps up to the main area of garden which rises gently to the rear boundary. This is mainly grassed with shrubs, pampas grass, rose border and a central gravelled terrace area. The garden is well screened by a mixture of fencing and mature hedging. Further garden shed at rear boundary.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. *Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.*

DIRECTIONS

POST CODE SO20 6AZ.

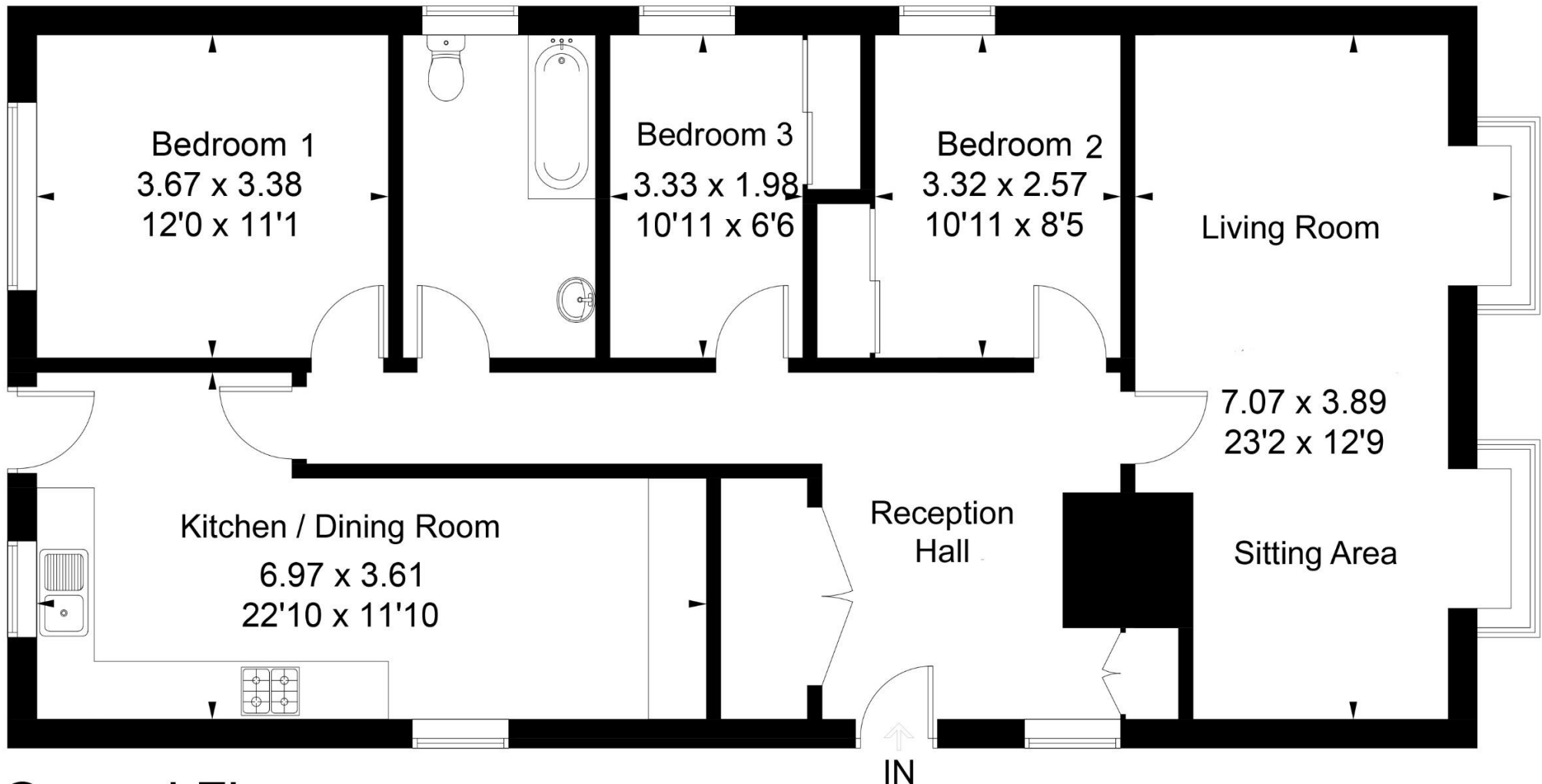
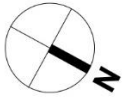
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Approximate Area = 105.9 sq m / 1140 sq ft



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 322853

