



**EVANS & PARTRIDGE**

**COPTERS, 2 DROVE HILL  
CHILBOLTON, STOCKBRIDGE, HAMPSHIRE**











# COPTERS, 2 DROVE HILL, CHILBOLTON, STOCKBRIDGE, HAMPSHIRE, SO20 6AR

A MODERN DETACHED FOUR BEDROOM FAMILY HOUSE WITH OFF-ROAD PARKING AND LARGE DOUBLE GARAGE QUIETLY SITUATED IN THIS WELL ESTABLISHED CLOSE ON THE EDGE OF THE VILLAGE

RECEPTION HALL, CLOAKROOM, LIVING ROOM, DINING ROOM  
OPEN PLAN KITCHEN / BREAKFAST ROOM  
PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, THREE FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM  
LARGE DOUBLE GARAGE, OFF-ROAD PARKING  
WELL STOCKED GARDEN, SUMMERHOUSE

**OFFERS INVITED AROUND: £645,000 Freehold**

## DESCRIPTION

An attractive detached house with brick and tile hung elevations beneath a tiled roof. To the front there is a gated driveway and large detached double garage, while to the rear is the main well enclosed garden with patio. The current owner bought the property from new in the late 1980s and this is the first time it has been offered since. A number of these properties have never been sold which must be indicative of what great homes they have provided. The accommodation comprises reception hall and cloakroom, triple aspect living room with log burner, separate dining room and long adjoining kitchen/breakfast room. There is clear scope to combine these areas to create a large open plan live-in kitchen should you wish, subject to consent. On the first floor a good size principal bedroom with en suite shower room, three further bedrooms and family bathroom, also with shower. One of the other main features of this elevated close is how quiet it is and the excellent walking in and around the village.

## 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 banks 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, 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

<b>Entrance Porch</b>	Tile covered on exposed timber posts with brick plinth. Overhead light. Panelled door with high level bullseye glazed panel into:
<b>Reception Hall</b>	Coir mat at threshold. Ceiling spot lights. Decorative coving. Turning staircase with wide half landing and a large picture window to the front aspect rising to the first floor. Panelled doors to living room, dining room, open plan kitchen/breakfast room and cloakroom.
<b>Cloakroom</b>	White suite comprising wash hand basin, tiled splashback, mirror and light above. Low level WC. Obscure glazed window to side aspect. High cupboard housing fuse board. Ceiling light point.

<b>Living Room</b>	(A good sized triple aspect reception room) Decorative central fireplace with inset log burning stove. Raised stone hearth and inset surround with decorative mantelpiece. Sliding glazed door, with similar glazed panel to side, opening onto the rear patio and overlooking the main garden. Large picture window to front aspect. Further window to side aspect. Decorative ceiling coving. Wall light points. Small pane obscure glazed double doors open into:
<b>Dining Room</b>	Wide bay window to the rear aspect overlooking the main garden. Wall lights. Decorative coving. Serving hatch to:
<b>Kitchen / Breakfast Room</b>	(Open plan) Stainless steel 1½ bowl sink unit with mixer tap and drainer. Roll top work surfaces with ceramic tiled splashback. Cream Shaker style high and low level cupboards and drawers. Integrated Neff double oven and grill. Four ring ceramic hob with extractor fan and light above. Recess and plumbing for dishwasher. Recess and plumbing for washing machine. Space for tall fridge freezer. Trianco oil fired boiler with broom cupboard to one side and further roll top work surface with circular stainless steel sink to end with tiled splashback, cupboards above and below. Space for breakfast table. Windows to front and rear aspect. Ceiling downlighters and spot lights. Large coir mat at door. Part obscure glazed window to outside with porch.

## **FIRST FLOOR**

<b>Landing</b>	(L-shaped) Spot lights, large hatch to loft, panelled doors to bedrooms, bathroom and deep cupboard housing lagged copper cylinder with fitted immersion heater with slatted shelving above.
<b>Principal Bedroom</b>	(Large double bedroom) Picture window overlooking the rear garden. Built-in bedroom furniture comprising corner wardrobes, some with mirror fronts, low level chest of drawers and cupboards with deep display sill above. Panelled door into:
<b>Large En Suite Shower Room</b>	Matching suite comprising wash hand basin with mixer tap and long roll top sill with cupboards and drawers beneath. Mirror and strip light/shaver socket above. Bidet. Low level WC. Large curved glass/tiled shower enclosure with power shower, overhead and handheld attachments. Fully tiled walls. Electric bar heater. Two obscure glazed windows to front aspect.
<b>Bedroom Two</b>	(Double bedroom) Built-in wardrobes. Large picture window overlooking the rear garden. Pendant light point.
<b>Bedroom Three</b>	(Double bedroom) Window overlooking the rear garden. Built-in cupboards and drawers. Display sill/dressing table with concealed light above. Pendant light point.
<b>Bedroom Four / Study</b>	Window to front aspect. Ceiling coving. Pendant light point.
<b>Family Bathroom</b>	Matching suite comprising deep bath with tiled surround and tiled sill to one end. Wash hand basin with mixer tap set into roll top sill with cupboards beneath. Mirror and strip light/shaver socket above. WC. Glass door into tiled shower cubicle with mixer shower. Tiled walls. Obscure glazed window to front aspect. Ceiling light point.



## **OUTSIDE**

<b>Front</b>	Open access off village close. Curved brick walls, hedging and shrubs with central twin five bar gates opening onto a brick edged tarmac driveway providing off-road parking and access to the large double garage. Surrounding the front driveway there are well stocked herbaceous and flower borders. Roses trained to the front of the house. Lavender and shrubs. To the right-hand side of the property brick edged paved path with border to side leading to a side gate opening into the rear garden. To the left-hand side of the house there is a wide five bar gate to a paved courtyard area between the house and garage. Raised salad planter, fencing to boundary, space for bins, outside tap, outside store with low door extending beneath half landing. Path continues to double garage.
<b>Double Garage</b>	Constructed of cavity block and brick elevations beneath a tiled roof. Wide electric remote operated up and over door. Light and power connected. Raised oil tank. Workshop area to rear corner. Personal door to side. Obscure glazed window.
<b>Rear Garden</b>	Comprises wide paved terrace ideal for barbeques and entertaining. Awning extending over living room patio doors. The garden is laid to grass with shaped borders and beds full of plants and shrubs with some specimen trees. Summerhouse to rear corner boundary. Side boundaries are enclosed by feather edged fencing, the rear boundary by mature hedging plants.
<b>Services</b>	Mains water and electricity, drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
<b>Directions</b>	SO20 6AR
<b>Council Tax Band</b>	G

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

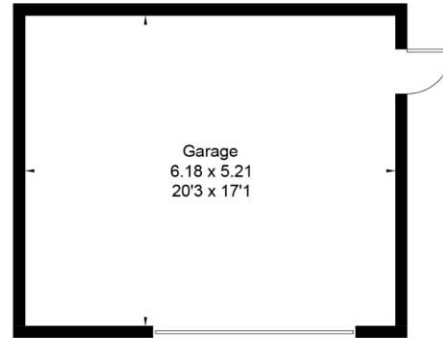
**Tel. 01264 810702**

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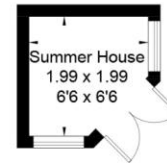
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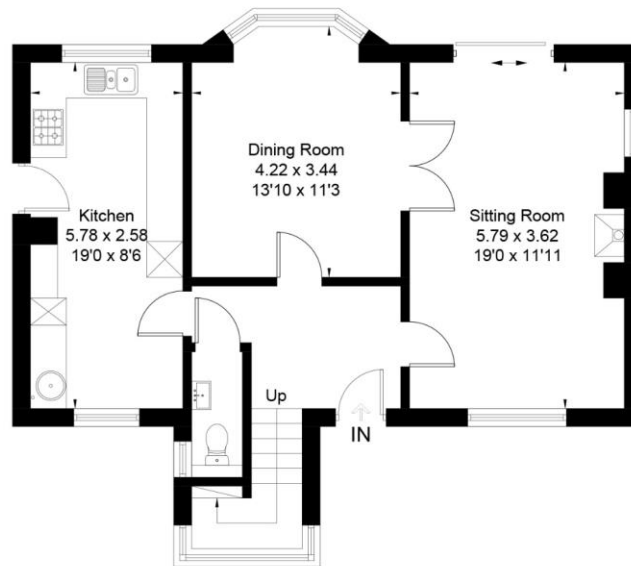
Approximate Floor Area = 125.6 sq m / 1352 sq ft  
 Garage = 32.2 sq m / 346 sq ft  
 Summer House = 3.5 sq m / 38 sq ft  
 Total= 161.3 sq m / 1736 sq ft



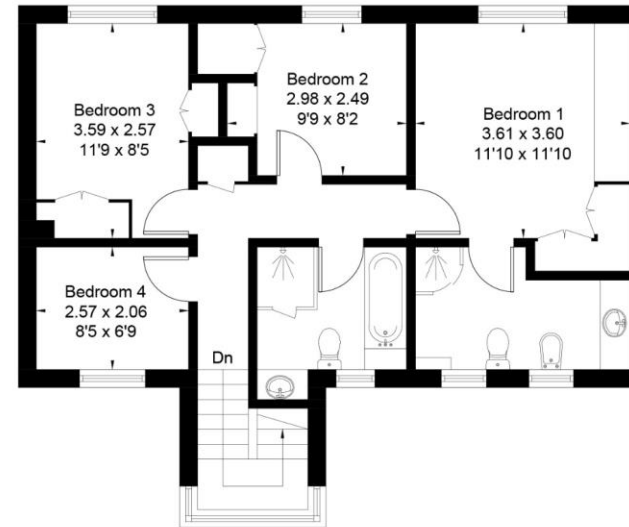
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63687

Energy Efficiency Rating		Current	Potential
100-105	A		
81-100	B		
62-80	C		75
43-61	D		
25-42	E	52	
10-24	F		
1-9	G		

Net energy efficient - lower running costs

Net energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC