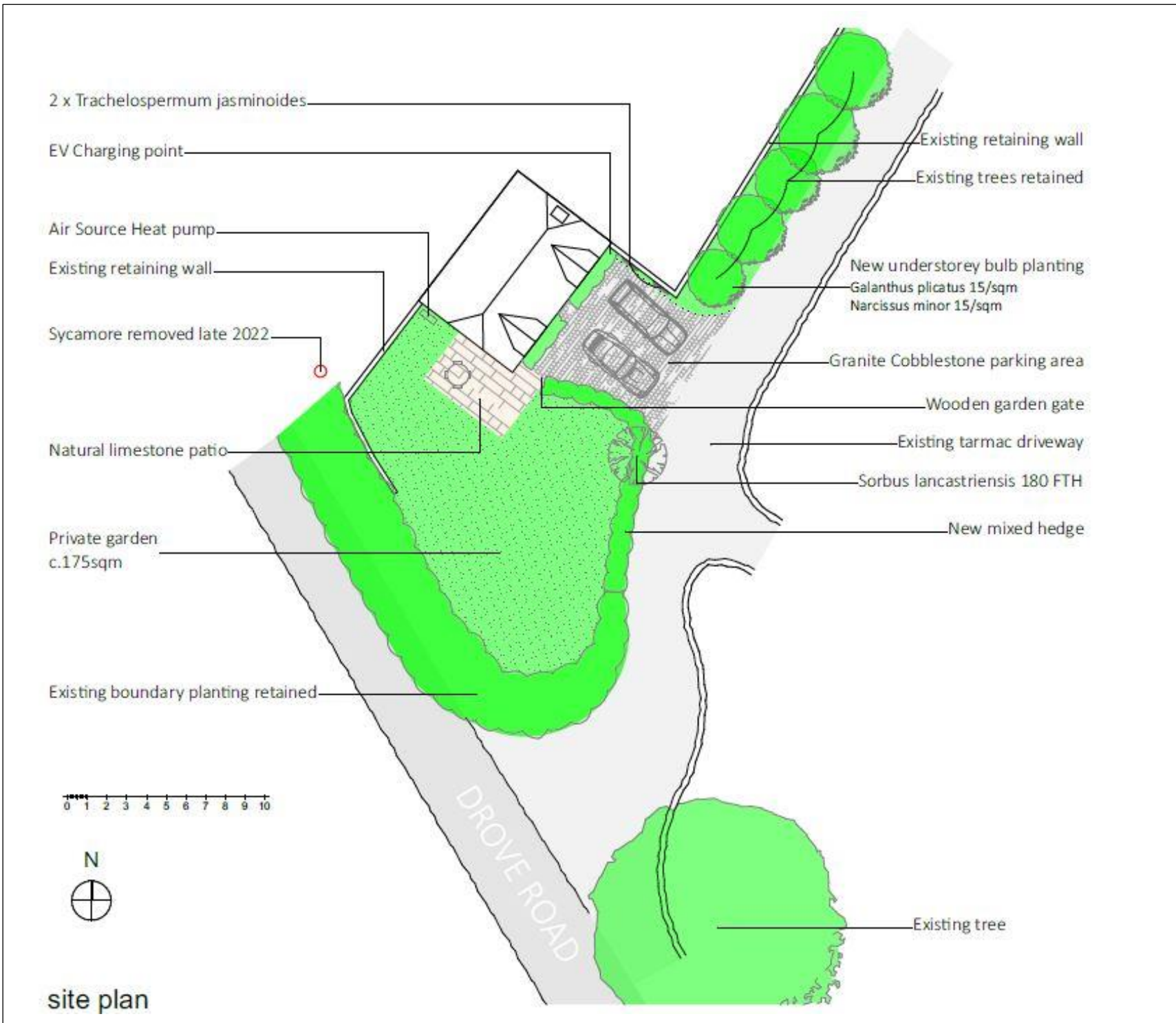




EVANS & PARTRIDGE

BUILDING PLOT
DROVE ROAD, CHILBOLTON, HAMPSHIRE



2 x *Trachelospermum jasminoides*

EV Charging point

Air Source Heat pump

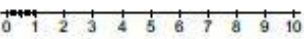
Existing retaining wall

Sycamore removed late 2022

Natural limestone patio

Private garden
c.175sqm

Existing boundary planting retained



site plan

Existing retaining wall

Existing trees retained

New understorey bulb planting
Galanthus plicatus 15/sqm
Narcissus minor 15/sqm

Granite Cobblestone parking area

Wooden garden gate

Existing tarmac driveway

Sorbus lancastriensis 180 FTH

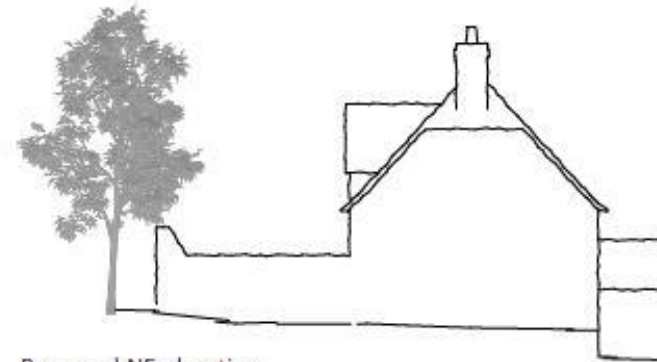
New mixed hedge

Existing tree

DROVE ROAD



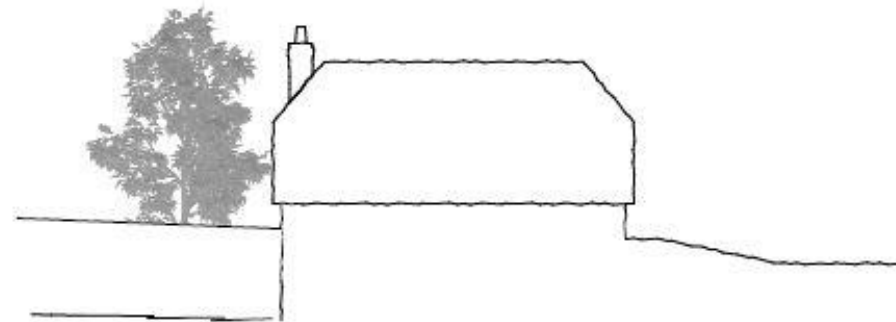
Proposed SE elevation



Proposed NE elevation



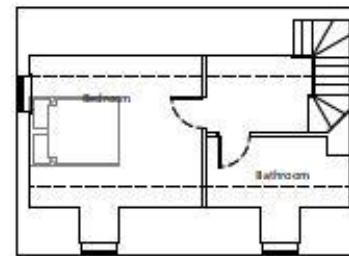
Proposed SW elevation



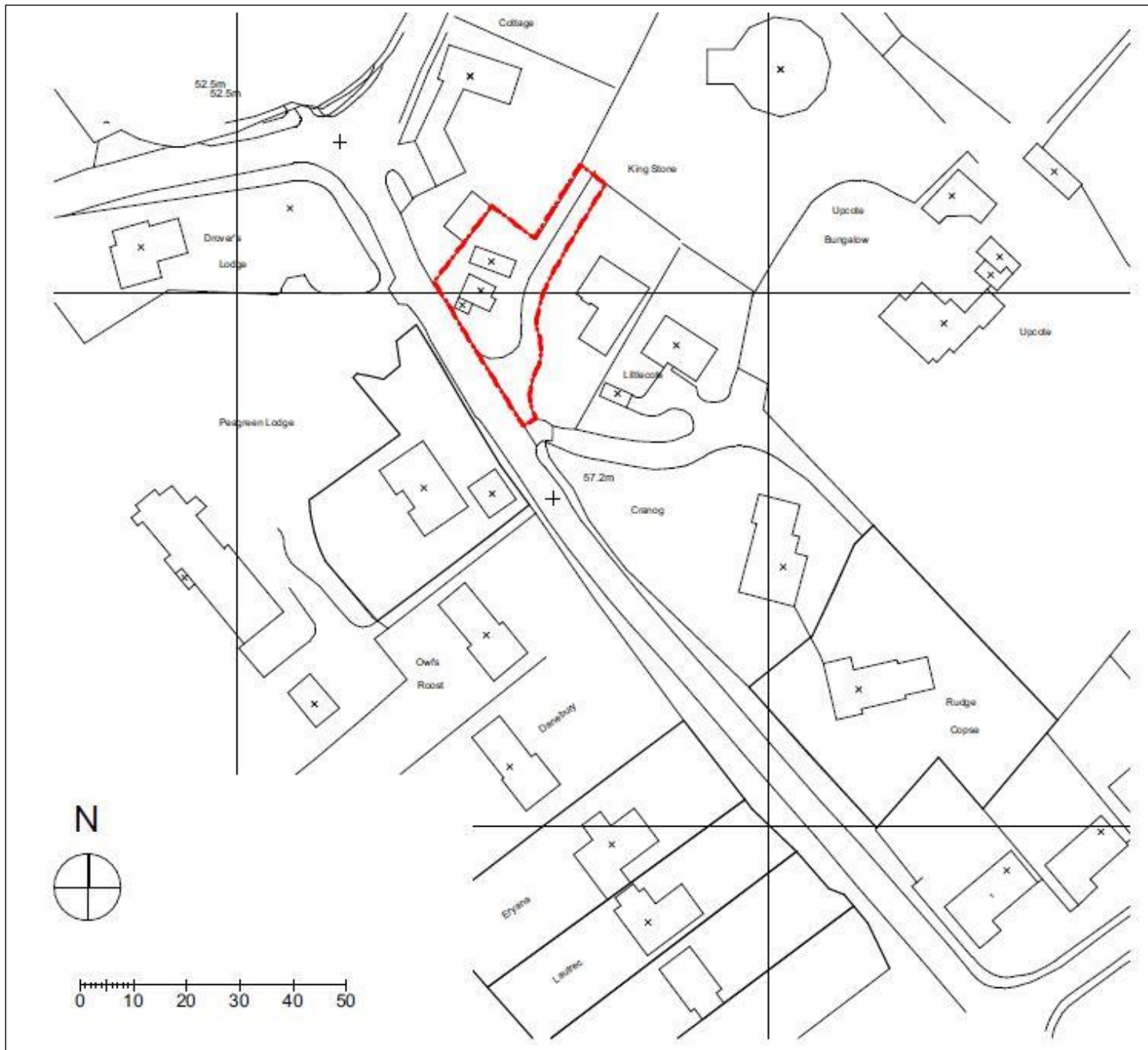
Proposed NW elevation



Ground Floor Plan



First Floor Plan



BUILDING PLOT AT DROVE ROAD, CHILBOLTON, STOCKBRIDGE, HAMPSHIRE SO20 6BA

**A BUILDING PLOT WITH FULL PLANNING PERMISSION TO CONSTRUCT A DETACHED COTTAGE STYLE HOUSE
NEAR THE CENTRE OF THIS HIGHLY SOUGHT AFTER VILLAGE WITH OFF-ROAD PARKING AND A SOUTH WESTERLY FACING GARDEN**

PROPOSED ACCOMMODATION

**SITTING ROOM • KITCHEN / DINING ROOM • UTILITY ROOM • CLOAKROOM
DOUBLE BEDROOM • BATHROOM
PARKING FOR TWO CARS • WELL ENCLOSED SOUTH WESTERLY FACING GARDEN WITH TERRACE**

OFFERS INVITED AROUND £150,000 FREEHOLD

DESCRIPTION

An exciting opportunity to purchase a plot with full planning consent to build a detached cottage style house (planning ref. 23/00439/FULLN) with hand-made brick elevations and hand-finished clay tiled roof. The property will have the benefit of a cobbled stone drive for parking at the front and an enclosed south westerly facing garden with limestone terrace. 106 Agreement circa £10,000 to address nitrate neutrality; CIL applicable unless built by owner for occupation.

LOCATION

The plot is situated a short walk from the centre of the village of Chilbolton which offers a variety of local amenities including a Post Office/store, church, village hall and public house. A second public house The Mayfly sits on the bank of the River Test and there are many charming walks to Chilbolton Common – a designated Area of Special Scientific Interest and a renowned local beauty spot particularly noted for its rich Flora and traversed by the River Test. West Down also a short walk away is ideal for dog walking. There is a reputable primary school in the neighbouring village of Wherwell, approximately 1½ miles away, and the picturesque town of Stockbridge is about 4 miles. Andover (also 4 miles) 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 15 and 25 minutes' drive respectively, and the A303 is close at hand allowing convenient access to London and the West Country.

SERVICES

Mains water, electricity and drainage. Air source heat pump for central heating.

DIRECTIONS

POST CODE: SO20 6BA.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702 www.evansandpartridge.co.uk

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