



EVANS & PARTRIDGE

5 CHATTIS HILL STABLES, SPITFIRE LANE

STOCKBRIDGE











5 CHATTIS HILL STABLES, SPITFIRE LANE, STOCKBRIDGE, HAMPSHIRE SO20 6JS

AN ATTRACTIVE AND SPACIOUS MEWS STYLE HOME, PART OF AN IMPRESSIVE COURTYARD DEVELOPMENT OF FORMER VICTORIAN BUILDINGS, ONCE KNOWN AS THE RENOWNED STOCKBRIDGE RACE COURSE RACING STABLES
SITUATED IN A RURAL SETTING TO THE WEST OF STOCKBRIDGE.

LIGHT AND AIRY WITH HIGH CEILINGS
THREE RECEPTION ROOMS - KITCHEN - CLOAKROOM/LAUNDRY
THREE BEDROOMS - TWO BATH/SHOWER ROOMS
A PRIVATE GARDEN - GARAGE/WORKSHOP
COMMUNAL GARDENS AND TENNIS COURTS
CLOSE TO STOCKBRIDGE

OFFERS INVITED AROUND: £465,000 Share of Freehold

DESCRIPTION

5 Chattis Hill Stables is part of a conversion of a brick under tile Victorian outbuilding, originally part of a stable block and associated buildings forming part of the historic Stockbridge Race Course (1775 -1898) which was converted into eleven dwellings in 1989. The Race Course was closed in 1898 due to part of the land being inherited by Marianne Vaundry who strongly disapproved of gambling and refused to renew the lease. This well presented light and airy accommodation comprises reception hall, cloakroom/laundry, square living room with fireplace, dining room, conservatory and kitchen. To the first floor, central landing, principal bedroom with en suite shower room, two further bedrooms and bathroom. Outside there is a large garage/workshop within a block of garages with surrounding communal parking. Two hard tennis courts and a raised mound with far reaching views towards Broughton Down. The property fronts onto a large communal courtyard garden whilst the main private garden extends to the rear, this is low maintenance and mainly laid to terrace interspersed with shrubs and flowers.

LOCATION

Chattis Hill Stables occupies a pleasant location approximately one and a half miles west of Stockbridge, surrounded by farmland. Stockbridge offers a variety of shops including a delicatessen, post office, hotel, public houses, wine bar, restaurant, churches, doctors' surgery, regular bus services and primary and secondary schools. The cathedral cities of Salisbury and Winchester and the abbey town of Romsey are all within a 20 minutes' drive, and the A303 is close at hand allowing convenient access to London and the West Country. There are also mainline railway stations in Winchester and Andover (both about 15 minutes' drive away) as well as Grateley (about 10 minutes' drive) with fast trains to Waterloo.

ACCOMMODATION

Entrance

Wide paved step. Outside lantern style light. High brick arch with curved brick reveals and substantial hardwood front door with high diamond shaped glazed panel into:

Reception Hall

High ceiling. Pendant light point. Staircase rising to the first floor with handrails to the side. Oak/obscured glazed door to living room and kitchen. Solid oak panelled door to:

Cloakroom/Laundry	Marble effect ceramic tiled flooring and walls. White suite, ceramic wash hand basin with central mixer tap and mirror above, double cupboard beneath. Low level WC with concealed cistern to one side. Space and plumbing for washing machine with room above to stack dryer. High ceiling with pendant light point. Large obscure glazed window to front aspect.
Living Room	A well proportioned square shaped reception room featuring high ceiling with central pendant light point. Wide picture window overlooking the rear garden to communal garden area beyond. Electric coal effect fire to front of chimney breast. Scope to create an open fireplace if preferred. Oak/obscure glazed door into:
Dining Room	Featuring high ceiling with central pendant light point. Two deep storage cupboards, one extending beneath the stairs also housing meter and fuse box. Oak/obscure glazed door into kitchen. UPVC/glazed double doors with high windows to either side lead into:
Conservatory	Constructed of brick plinths supporting UPVC double glazed elevations beneath a vaulted hipped glass roof. Outside lantern style light. Oak effect flooring. Views over the main garden. Glazed double doors to outside.
Kitchen	Recently replaced. Stainless steel sink with mixer tap and drainer. Roll top work surfaces with metro tiled splashback. A range of high and low level cupboards and drawers. High open fronted plate shelf. Plate rack with book shelf above. Space for tall fridge/freezer. Free standing slimline Zanussi cooker comprising double oven, grill and four ring hob, extractor fan and light above. Tall window to front aspect. Further high level window to front aspect each overlooking the central communal courtyard gardens. Ceramic tiled flooring. High ceiling with strip light.
<u>First Floor</u>	
Central Landing	Low window to rear aspect. Loft hatch. Pendant light point. Wrought iron/oak balustrade overlooking stairwell. Panelled doors to:
Principal Bedroom	Large double bedroom. Deep window to rear aspect overlooking the main garden, communal gardens and tennis courts. Pendant light point. Two built in wardrobe cupboards with central door leading through to:
En Suite	Marble effect tiled flooring and walls. White suite. Ceramic wash hand basin with mixer tap and circular mirror above. Double cupboard beneath. Low level WC. Folding glass doors into large glass/tiled enclosure with mixer shower. Tall towel radiator. Ceiling light point. Low double window to front aspect.
Bedroom 2	Double bedroom. Built in double wardrobe. Alcove ideal for chest of drawers. Deep window to front aspect overlooking communal gardens. Pendant light point.
Bedroom 3	A smaller double bedroom currently arranged as a dressing room. Glass topped chest of drawers with mirror above. Wardrobe to one corner. Low window to rear aspect. Pendant light point.
Bathroom	Tiled flooring and walls. White suite. Bath with mixer tap/hand held shower attachment to one end. Wide wash hand basin with mixer tap and circular mirror above and double cupboard beneath. Low level WC. Tall towel radiator. Ceiling light point. Door to deep cupboard housing lagged copper cylinder with fitted immersion and slatted shelf above. Low window to front aspect.

Outside	The property can be approached from the front courtyard area or to the rear via the main garden and conservatory.
Front	The former stables create a courtyard environment accessed via a tall, brick double arch, block paved paths, dissect lawns and herbaceous borders to the front doors.
Rear Garden	Generously proportioned and level. Well enclosed by mainly picket fencing, some hedging and an attractive brick screen wall projecting from the rear of the house. Sandstone terracing with inset scalplings and herbaceous borders. Timber gate to rear, path leading to parking area and a line of detached garaging, constructed of weatherboarded elevations beneath a slate roof. The property has the benefit of one of these garages/workshops with electric remote operated up and over door to front.
Parking	Residents and visitor parking with a screened dustbin area.
Tennis Courts	Two hard tennis courts for use by all residents.
Meadow Garden	Elevated with benches from where distant views are enjoyed towards Broughton Down.
Services	Shared private drainage, mains water, electric heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Tenure	963 years on leasehold, but share of freehold £350 per quarter maintenance/management charges.
Directions	SO20 6JS
Council Tax Band	E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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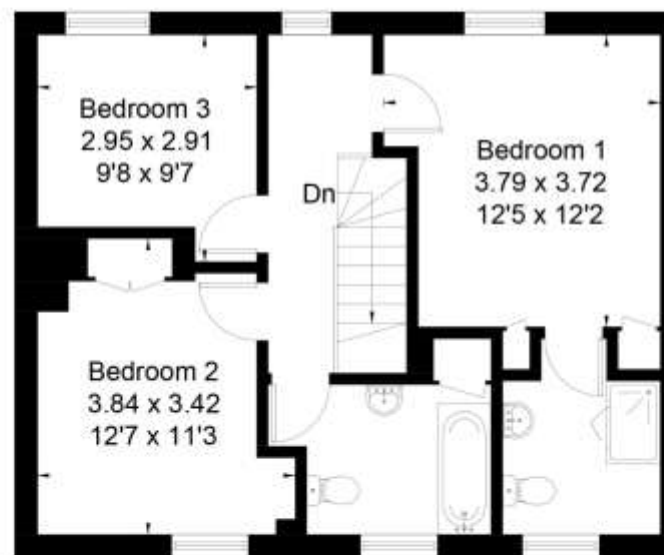
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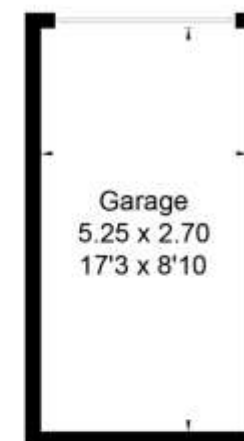
Approximate Floor Area = 119.6 sq m / 1287 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Total = 133.8 sq m / 1440 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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 #81779

