



**EVANS & PARTRIDGE**

**2 ROOM COTTAGES, VILLAGE STREET  
CHILBOLTON, STOCKBRIDGE**

















# 2 ROOM COTTAGES, VILLAGE STREET, CHILBOLTON, STOCKBRIDGE, SO20 6BG

A BEAUTIFUL EDWARDIAN TERRACE HOUSE WITH EXTREMELY WELL APPOINTED ACCOMMODATION AND LONG SOUTH FACING GARDEN SITUATED IN THE OLD PART OF THIS SOUGHT AFTER TEST VALLEY VILLAGE.

NEAR THE CHURCH, SHOP AND PUB  
HEART OF THE VILLAGE  
LONG SOUTH FACING GARDEN  
TWO COSY RECEPTION ROOMS  
TWO DOUBLE BEDROOMS, SHOWER ROOM  
GALLEY KITCHEN AND UTILITY

**OFFERS INVITED AROUND: £400,000 Freehold**

## DESCRIPTION

A Grade II Listed Edwardian mid terraced house. It is unusual for Edwardian houses to be listed but this set of Arts and Crafts style, former rural workers cottage is attributed to the architect W. D. Caroe. The characterful and beautifully presented accommodation includes entrance porch, sitting room with fireplace and log burning stove, separate dining room also with fireplace and log burner, well fitted galley kitchen and separate utility. On the first floor a principal double bedroom with cast iron Victorian fireplace as well as a luxury shower room. On the second floor there is a second large double bedroom. The property is set back from the lane with an enclosed front garden. The main garden is also well enclosed and has the great benefit of a southerly aspect.

## 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 a 15 and 25 minute drive away respectively, and the A303 is close at hand allowing convenient access to London and the West Country.

## ACCOMMODATION

**Porch** Brick and obscured glazed elevations beneath a leaded roof. Outside light. Part small pane obscure glazed door from outside. Internal coir mat flooring, coat hooks, colour washed brick walls. Internal pine/obscure glazed door into:

<b>Sitting Room</b>	Open fireplace housing rolled steel log burning stove on recessed slate hearth. Exposed pine floorboards. Deep recesses to either side of chimney breast. Picture rail. Picture window to front aspect. Low double cupboard concealing meters and fuse box. Traditional style radiator. Panelled door concealing staircase to first floor. Central pendant light point. Open door into:
<b>Dining Room</b>	Exposed pine floorboards continue. Open brick fireplace with brick arch above housing small rolled steel log burner on recessed slate hearth. Picture rail. Downlighters. Traditional styled radiator. Small pane sash window with view to the rear garden. Low level T&G decorative panelling to one wall. Door to deep understairs storage cupboard and further part glazed door into:
<b>Kitchen</b>	Galleried style oak block work surfaces to one side with metro tiled splashback. Large ceramic Belfast style sink with mixer tap above. A range of low level cream cupboards and drawers. Undercounter oven and grill, four ring ceramic hob above. Integrated slimline dishwasher. High oak display shelf with utensil/mug hooks beneath. LED downlighters. Porcelain tiled flooring. Windows to the side aspect. Half glazed door to outside. Loft hatches. Traditional style radiator. Low level T&G decorative panelling to one wall. Panelled door into:
<b>Large Utility/Pantry</b>	Oak block work surfaces. Low level cupboards. Recess and plumbing for washing machine with space beside for dryer. Space for tall fridge/freezer. Two windows to side aspect. Traditional style radiator. Ceiling light point. Porcelain tiled flooring.
<b>First Floor</b>	Turning staircase with exposed treads and central runner. Split level staircase with exposed pine floorboards. LED downlighters. Second turning staircase rising to bedroom 2. Panelled doors to:
<b>Principal Bedroom</b>	Square large double bedroom. Wide picture window to the front aspect. Cast iron fireplace with stone hearth. Exposed floorboards. Picture rail. Pendant light point. Alcove ideal for free standing or built in furniture. High level deep cupboard with in built hanging. Wall lights.
<b>Bathroom</b>	Well appointed. White suite. Contemporary pedestal wash hand basin with raised chrome mixer tap. Electric mirror fronted cabinet above. Quadrant curved glass/tiled shower enclosure with overhead and handheld attachments. Low level WC. Traditional style radiator and heated chrome towel rail. Exposed pine floorboards. LED downlighters. Extractor fan. Small pane window with views up the main garden. Built in airing cupboard and storage.
<b>Second Floor</b>	Angled bookshelf and exposed purlin beside the stairs. Door to:
<b>Bedroom 2</b>	Large bed/sitting room. Skeliling ceilings and exposed purlins. Velux skylight, with integral blind, to rear aspect. Three pendant light points. Traditional style radiator.
<b>Outside</b>	The property is set back from the lane. Picket gate and concrete path to front porch. The front garden is enclosed by palisade fencing and hedging to the side boundary. Rectangular lawn. An L-shaped pea shingle border ideal for potted plants and trees. Concrete hard standing by porch with room for bench.

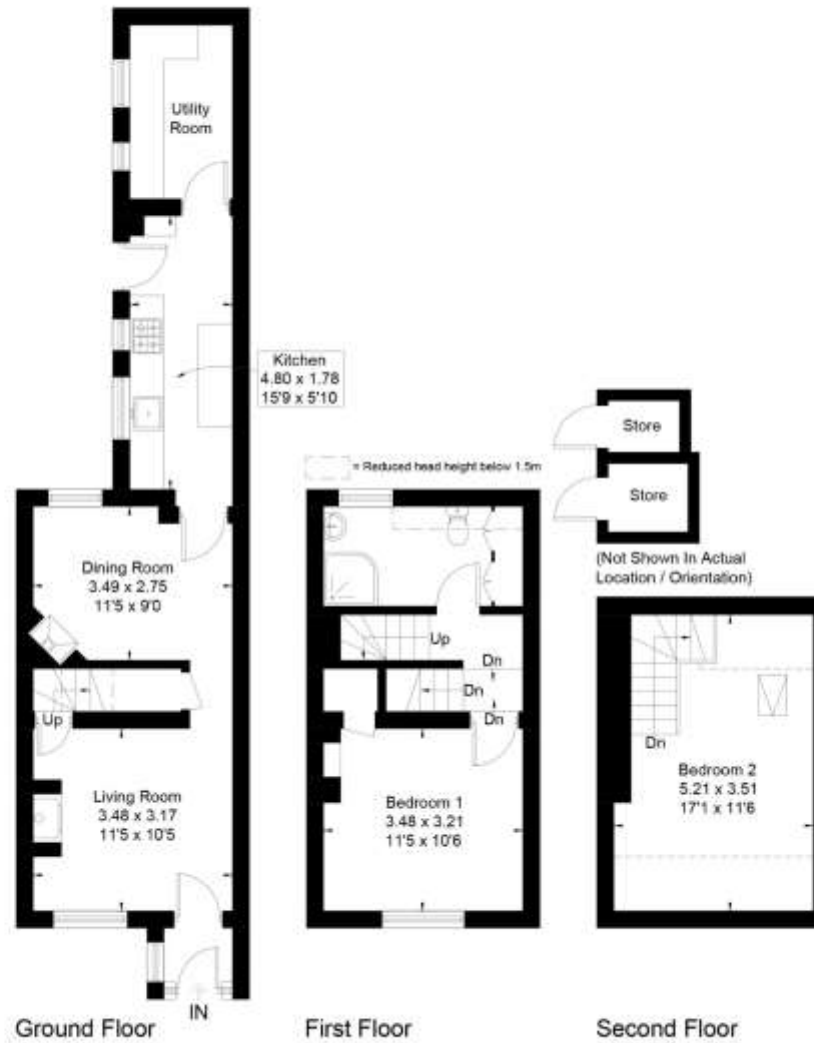
<b>Rear Garden</b>	Wide gravelled path with blocked paved stepping stones to Indian Sandstone terraced area; ideal for entertaining and barbeques. Deep flower border beyond with brick path to one side leading to a lawn, further tiered terrace areas beyond. The rear garden is well enclosed to one side. The rear boundary is enclosed by tall close boarded fencing and the opposite boundary by mature hedging. Brick under tile outbuilding/former privy for storage.
<b>Services</b>	Mains water and drainage, electric central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SO20 6BG
<b>Council Tax</b>	D

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**  
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Approximate Floor Area = 84.8 sq m / 913 sq ft  
 Stores = 3.0 sq m / 32 sq ft  
 Total = 87.8 sq m / 945 sq ft



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 #83141

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
44	44

England, Scotland & Wales