

LYNWOOD, BRANKSOME AVENUE

CHILBOLTON, STOCKBRIDGE



EVANS & PARTRIDGE















LYNWOOD, BRANKSOME AVENUE, CHILBOLTON, STOCKBRIDGE, HAMPSHIRE SO20 6AH

A SPACIOUS DETACHED 3 / 4 BEDROOM BUNGALOW WITH AN EXCELLENT MODERN SELF CONTAINED ANNEXE AND GARAGE STANDING IN A QUARTER ACRE CORNER PLOT ON THE EDGE OF THE VILLAGE

**LARGE AND VERSATILE SQUARE FOOTAGE
EXCELLENT SELF CONTAINED MODERN ANNEXE
SCOPE TO EXTEND ORIGINAL BUNGALOW
WELL STOCKED QUARTER ACRE PLOT
GATED DRIVEWAY AND GARAGE / WORKSHOP
FIBRE BROADBAND**

OFFERS INVITED AROUND: £695,000 Freehold

DESCRIPTION

An interesting opportunity to acquire this individual older style chalet bungalow which in recent years has had a modern extension creating an excellent self contained ground floor annex. A modern hall connect the house as well as a useful garage/workshop. Underfloor heating and mechanical ventilation heat recovery has been used in the annexe whilst in the original bungalow there is underfloor heating in the main reception room and high quality triple glazing to the front ground floor windows and the door. The property stands in a generous quarter acre plot featuring well stocked and productive gardens.

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

Entrance	Covered. Downlighters. Grey hardwood door with inset glazed panel leads into:
Reception Hall / Lobby	Limed oak effect flooring. Large ceiling lantern. Window overlooking the rear garden. Display sill with range of cupboards beneath. Twin built-in double cloaks cupboards. LED downlighters. Half glazed UPVC door to rear patio and garden. Folding oak framed glazed doors into inner hall, door to garage/workshop. Wide opening to utility/annexe kitchen. Solid oak door with high level decorative glazed panel into annexe with hard wired video intercom.

Inner Hall	Connecting through to the kitchen. Ceramic flooring, wide alcove with built-in full height shelved cupboards. Further door at end to an additional cupboard housing Grant oil fired boiler with slatted shelves above. LED spotlights. Door to bedroom suite 2 and wide opening into:
Kitchen	A range of high gloss white high and low level cupboards and drawers. Roll top granite effect work surface with similar upstand. Numerous power points. Freestanding cooker comprising double oven and grill, four ring ceramic hob and an aluminium lid with stainless steel splashback. Space for American style freezer. Recess and plumbing for dishwasher. Wide picture window overlooking the rear garden. Stainless steel twin bowl sink unit with wide drainer, mixer tap and water softener concealed beneath. LED downlighters. Open door into:
Dining Hall	Spacious and featuring a wide triple glazed bay picture window overlooking the front garden. Space for large entertaining table and dresser. High cupboard concealing fuse box and meter. Turning staircase rising to first floor. Understairs storage. High quality aluminium/triple glazed door with triple glazed windows to either side open to a covered porch and wide brick arch with steps descending to the front garden. Panelled door to bedroom 3. Further door to the family bathroom. Open doorway into:
Living Room	A substantial reception room with two sets of glazed sliding doors each with similar glazed panel to one side opening onto and overlooking the rear patio and main garden. Wide open fireplace to one end of the room with large inset Jetmaster firebox, high display sill above and ceramic tiled hearth to front. Deep recesses to either side of the chimney breast. Oak flooring with underfloor heating. LED spotlights.
Utility / Annexe Kitchen	L-shaped work surface with high and low level cupboards. Stainless steel twin bowl sink unit with mixer tap and drainer. Ceiling lantern. Recess and plumbing for washing machine. Space for chest and upright freezers with further storage above. Vent Axia mechanical ventilation heat recovery system. Stainless steel splashback, shelf and hanging rails. Limed oak effect flooring.
<u>Bedroom Suite 2</u>	
Hall	Ceramic tiled flooring. Door to cloakroom/potential en suite. Further door to:
Bedroom	Double and dual aspect. Picture window to front and side aspect overlooking garden and driveway. LED ceiling spotlights.
Cloakroom / Potential En Suite	Ceramic tiled flooring. Obscure glazed window. Wash hand basin with mirror above. Low level WC. Mirror fronted cabinet, glass display sill. Ceiling light point.
Bedroom 3	Generous double bedroom. Oak effect flooring. High quality aluminium bespoke triple glazed bay picture window overlooking the front garden. LED ceiling spotlights.
Family Bathroom	White suite, panelled bath with wide mirror above. Roll top sill with inset wash hand basin, storage beneath. Low level WC. Corner glass/tiled shower enclosure with power shower. Window to front aspect. Ceiling lights and extractor fan. Panelled door to cupboard housing hot water cylinder with slatted shelving to one side.
First Floor	Split level landing with Velux skylight and surrounding oak flooring. Deep open fronted oak shelves. Doors to bedroom 1, bedroom 4 / dressing room and WC.
Bedroom 1	Substantial double bedroom with exposed purlins and upright v-shaped supports. Ceiling downlighters. Picture window to rear aspect. Solid oak flooring throughout. Space for large bedroom furniture. Eaves access points. Wide opening into:
Bedroom 4 / Dressing Room	Picture window overlooking the rear garden. Exposed purlins, ceiling joists, loft hatch and deep eaves store.
WC	(Restricted head height). Small Velux light. Pedestal wash hand basin, low level WC, ceiling spotlights and mirror.

The Annexe

Living Area	An L-shaped sitting room with wide glazed sliding door opening on to a rear patio and garden. Two further wide windows to the side aspect. Limed oak flooring. Wall lights. Open fronted book shelving with deep drawers beneath. Further ceiling light points. Double doors conceal wardrobe with pressurised hot water cylinder and slatted shelving. Door to bathroom. Wide opening into open plan double bedroom with study corner.
Annexe Bedroom	Space for double bed with wall/reading lights to either side. Power points and USB ports. High level cupboards above. Further ceiling spotlights. Corner Study: large built-in corner desk with numerous power points. Open fronted book shelving to one end. Further high level cupboards and drawers. Limed oak flooring throughout.
Bathroom	Wash stand with ceramic basin, double cupboard beneath, mirror above, wall lights to either side and shaver socket. Low level WC. Bath with central mixer tap/handheld attachment with overhead mount, fully tiled surround. Mainly tiled walls. Limed oak effect flooring. Tall chrome towel radiator. Ceiling light.
Garage / Workshop	Electric, remote operated sectional door to driveway. Ceiling lantern. Deep alcove ideal for shelving. Power points, lights and space for tumble dryer.
Outside	Access off Station Road. Twin five bar gates open on to a large herringbone block paved driveway providing parking, access to the main door and garage/workshop. Shrubs to one side.
Front Garden	Mainly laid to grass, interspersed with an interesting variety of specimen trees. Central, circular raised vegetable bed, well stocked herbaceous borders. Wildlife pond to one corner with compost area. The front garden is screened by a mix of mature hedging and fencing to the boundaries. Path connects to front entrance and Branksome Avenue. Summerhouse to the side boundary with split level surrounding composite deck, double glazed windows on all aspects and double glazed double doors overlook the main garden. Lean-to garden store extends to one side.
Rear Garden	Generous paved L-shaped terrace. Central level lawn interspersed with five shaped, raised, vegetable beds. A line of apple trees to the rear boundary trained above a stainless steel arched walkway. Large aluminium frame, toughened glass greenhouse with paved flooring. Further paved seating area to the far end for late sunshine. Raised oil tank with three water butt rain harvesting system. Paved and gated path on to Station Road. The rear is well enclosed on its boundaries by tall feather edged fencing.
Services	Mains electricity, water and drainage. Oil central heating, (+ Fibre broadband). Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6AH
Council Tax	F

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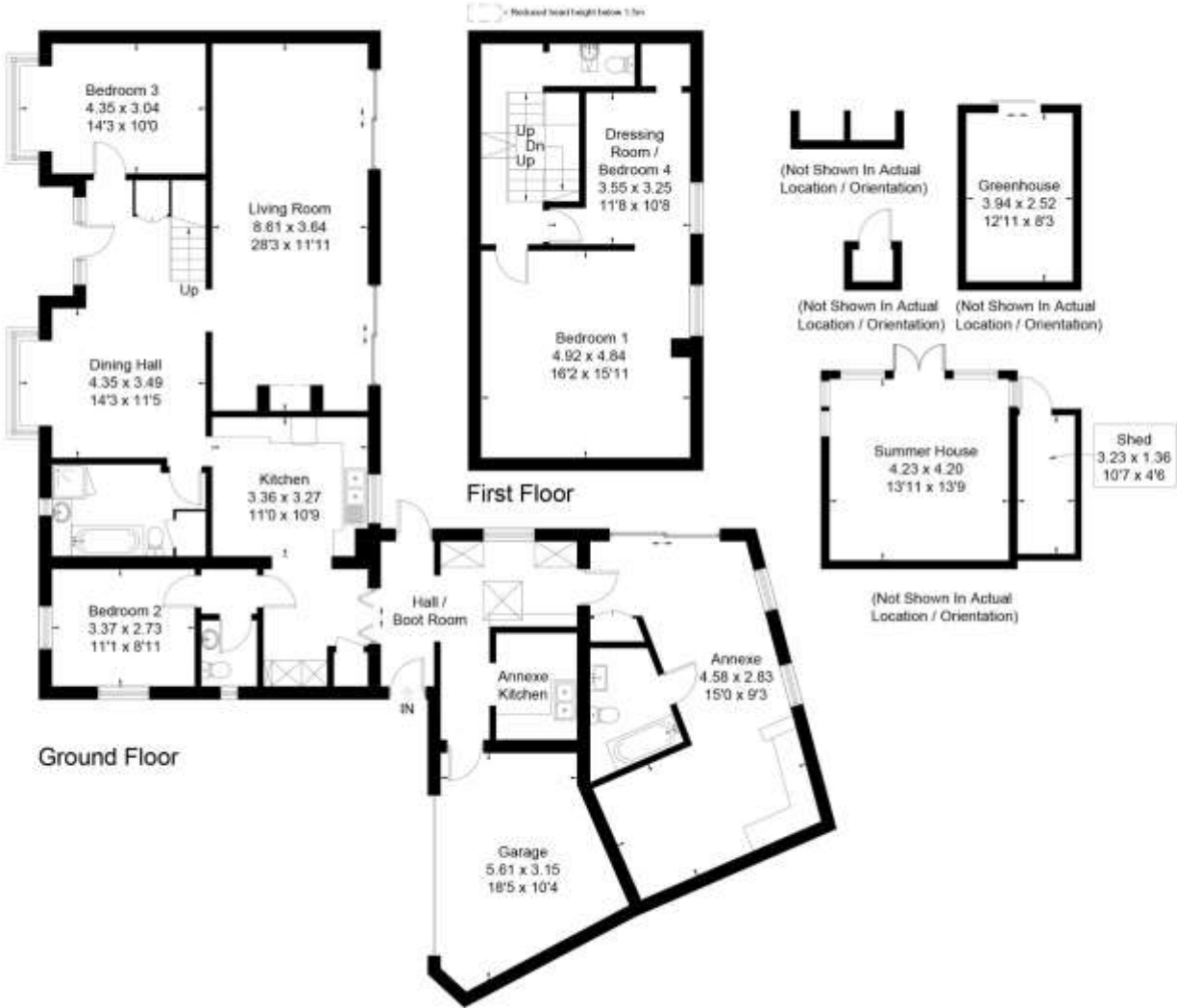
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Approximate Floor Area = 236.8 sq m / 2549 sq ft
Outbuildings = 28.4 sq m / 306 sq ft
Total = 265.2 sq m / 2855 sq ft
(Including Garage / Excluding Shed)



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 #92042

