



EVANS & PARTRIDGE

**WYVERN, STATION ROAD
CHILBOLTON, STOCKBRIDGE**















WYVERN, STATION ROAD, CHILBOLTON, STOCKBRIDGE, HAMPSHIRE, SO20 6AW

A UNIQUE PROPERTY THAT HAS BEEN COMPLETELY MODERNISED AND EXTENDED IN RECENT YEARS TO TAKE BEST ADVANTAGE OF ITS QUIET, ELEVATED SETTING WITH A BEAUTIFUL VIEW OVER THE TEST VALLEY AND SECLUDED QUATER ACRE PLOT AND MATURE GARDEN.

**LARGE INDIVIDUAL DETACHED BUNGALOW
THREE/FOUR BEDROOMS, ONE EN-SUITE
3 RECEPTION ROOMS
MATURE QUARTER OF AN ACRE GARDENS
VIEWS OVER TEST VALLEY
TANDEM GARAGE, WORKSHOP
ANNEXE**

OFFERS INVITED AROUND: £1,025,000 Freehold

DESCRIPTION

A substantial split level residence, recently modernised and extended, featuring a reception hall with cloakroom. This leads into a unique open plan central living space beneath a high vaulted ceiling, focused on a full height glazed gable with panoramic views over the Test Valley. The lower level opens onto a large split level terrace overlooking the private garden, with an upper kitchen breakfast room, mid level dining area and lower sitting area with full ceiling height. Additional accommodation includes a large main living room with fireplace, family room or potential fourth double bedroom and a spacious utility. The bedroom wing, off a wide hallway, comprises of a principal bedroom and ensuite with a glazed door creating a picture window with views over the valley, two further bedrooms and a large family bathroom. A gated driveway provides parking and leads to a tandem garage workshop, adjoining a garden studio/annexe, with living room, kitchenette, bedroom and shower room.

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 Cow 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

Approach

Wide block paved steps descend beneath an oak framed, tiled, entrance porch with herringbone block paved flooring. An outside light and central composite door, with integral obscure glazed panel and surrounding vertical oak cladding leads into:

Reception Hall

A spacious entrance with engineered oak flooring and a window to the front aspect. Ceiling coving and LED downlighters. Deep cloaks cupboard with long hanging rail and shelf above, a further high cupboard conceals the meter and fuse box. Door to cloakroom consisting of a white suite with low-level WC and basin. Central small paned glazed double doors open to the kitchen/breakfast room and main split level living area to the glazed gable and beyond.

Living Room

A generously proportioned reception room with engineered oak flooring. A central brick fireplace houses a log burning stove on a raised granite hearth with floating oak display shelf above. Detailed coving, LED downlighters and a corner pendant light point with space for a piano. Wide sliding glazed door, with a full height glazed panel to one side, gives access to the split level terrace and affords views over the garden and across part of the Test Valley.

Main Living Area	An impressive split level living area mainly beneath a high vaulted ceiling with skylights and a fully glazed high gable end wall providing far reaching country views. This space is divided into three areas as follows:
Kitchen/Breakfast Room	Central quartz topped island includes a breakfast bar to one side, cupboards, drawers, wine rack and wine cooler to the opposite side. There is a further range of high and low level cupboards and drawers with obscure glazed cupboard, a eye level Bosch microwave, a full height pull out ladder carousel and corner Le Mans shelving units. Polished quartz work surfaces with metro tiled splashbacks and inset stainless steel one and a half bowl sink with Quooker instant boiling water mixer tap. A Stoves range comprises three ovens, one with grill and a five zone induction hob with extractor fan and light in stainless steel hood above. Integrated fridge/freezer and dishwasher. Central pendant light point and engineered oak flooring. A frameless glazed balustrade overlooks the dining and sitting areas. Central steps descend to:
Dining Area	Space for a large dining table beneath the vaulted ceiling with two large Velux windows (electric with rain sensors) to either side. Wide stairs with glass balustrades lead to the living room to one side and to the other the inner hallway. Engineered oak flooring. A frameless glazed balustrade and central steps descend to:
Sitting Area	This has the highest vaulted ceiling and features the glazed gable wall with apex glazing above. Fully folding doors beneath open onto a large decked terrace with views over the landscaped garden and towards farmland and countryside. There is a further substantial window to the side with a southerly aspect. Engineered oak flooring continues.
Family Room / Bedroom 4	A large and versatile room accessed from the living room or the utility. This could serve as a study or library or, as a fourth double bedroom. There is engineered oak flooring, decorative coving, LED downlighters and an alcove with a built in dresser.
Utility Room	Fitted with oak effect work surfaces and metro tiled splashbacks with floating oak effect shelving and a comprehensive range of high and low level cupboards and drawers including deep pan drawers and full height cupboards. Ceramic Belfast style sink unit with mixer tap. There is space for an American style fridge freezer and under counter recesses for washing machine and dryer. Towel radiator, slate effect tiled flooring and a window to the front aspect. Boot area to one side. Glazed door with steps leads to the driveway, annexe and kitchen garden.
Hallway	Engineered oak flooring. Linking the bedrooms, main living area and reception hall. There is a loft hatch, LED downlighters, display/book shelving, a range of full height wardrobes and a deep cupboard housing the boiler with slatted shelving above.
Principal Bedroom	A spacious double bedroom with built in furniture including a central dressing table with mirror, cupboards above and below and tall wardrobes to either side. A large sliding glazed door with side panel provides views across the garden and over the valley to farmland. Bedside reading lights and a central pendant light.
En Suite Shower Room	Wash hand basin set into a long roll top sill with cupboards beneath and a mirror fronted cabinet above with built in strip lights. Low level WC with concealed cistern and a corner curved glass shower enclosure with overhead and handheld attachments. Porcelain tiled flooring and walls, skylight with electric remote control and rain sensor, LED downlighters, extractor fan and chrome towel radiator.
Bedroom Two	A square double bedroom with large Velux skylight with rain sensor and electric blind, LED downlighters, bedside reading lights and built-in storage.
Bedroom Three	A double bedroom with bedside reading lights, LED downlighters, a window to the front aspect and a built in wardrobe.
Family Bathroom	A large room with white suite including a double ended bath with central tap, a quartz topped wash stand with raised square basin and drawers beneath, tiled splashback and recessed electric mirror with shelves behind. Low level WC, walk in shower with frameless glass screen with overhead and handheld attachments. Folding door and concealed pressurised water cylinder. Tiled flooring and walls, obscure glazed window, tall chrome towel radiator and LED downlighters.

Outside

Front	Tall timber double gates on stone capped brick piers open onto a long herringbone block paved driveway which provides ample parking and leads to the garage and annexe. Tall feather edge fencing forms the boundary with herbaceous border opposite. Steps descend to the entrance porch.
Garage and Annexe	A detached building with rendered elevations beneath a tiled roof.
Garage and Workshop	Electric up and over door to a one and a half car length garage and workshop space with light, power and shelving.
Annexe	A glazed door opens into a living area with dual aspect windows, oak effect flooring, LED downlighters and a kitchenette with roll top worksurface, ceramic hob, sink with mixer tap, cupboards, metro tiled splashback, under counter oven and space for a fridge. A door leads to a bedroom with window and skylight, oak effect flooring and LED downlighters. The en suite has a wash hand basin with cupboard beneath, electric mirror above, low level WC with concealed cistern and corner shower. There is tiled flooring, an obscure glazed window, LED downlighters and a towel radiator.
Kitchen Garden Area	Enclosed by fencing and mature hedging beside the annexe. Raised beds for herbs, vegetables and soft fruit with surrounding paving, a small lawn area and timber garden shed.
Main Garden	Direct access from Station Road through side arched gated entrance and kitchen garden through a Wisteria covered pergola with stepping stone path. A large curved split level composite deck features uplighters and steps with integral LED lights. Wide steps lead to a large gently sloping lawn with well stocked borders containing flowers, shrubs and specimen trees. The garden is enclosed and enjoys views over the valley.
Cellar and Store	Located to one side of the terrace with a half glazed UPVC door giving access to a wine cellar and store with shelving, light and power.
Services	Mains water, private drainage, oil central heating. BT Fibre to cabinet. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Council Tax	Test Valley Borough Council - Tax Band F
Directions	SO20 6AW

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

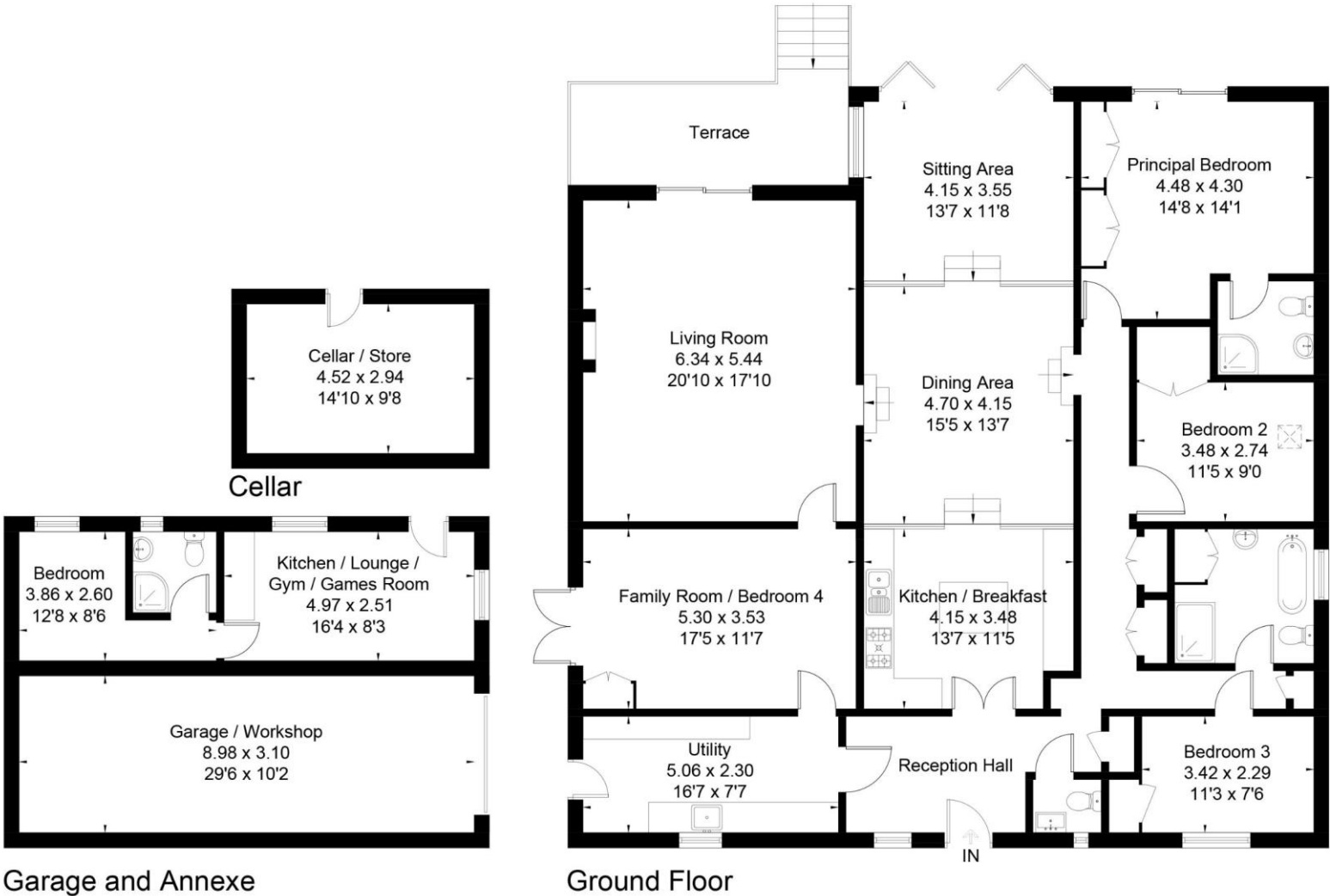
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**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 208.1 sq m / 2240 sq ft
Garage = 26 sq m / 280 sq ft
Annex = 22.8 sq m / 246 sq ft
Total = 256.9 sq m / 2766 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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