



CHALKDELL COTTAGE, CHILBOLTON
STOCKBRIDGE, HAMPSHIRE

EVANS & PARTRIDGE











CHALKDELL COTTAGE`, CHILBOLTON, STOCKBRIDGE, HAMPSHIRE SO20 6BA

A CHARMING DETACHED PERIOD COTTAGE WITH WELL PRESENTED ACCOMMODATION INCLUDING TWO RECEPTION ROOMS AND THREE BEDROOMS WITH A LOW MAINTENANCE RAISED TERRACE GARDEN WITH TIMBER FRAME TILED GAZEBO SITUATED IN THE HEART OF THE OLD PART OF THIS HIGHLY SOUGHT AFTER VILLAGE WITH AMENITIES AND

**SHORT WALK TO SHOP - PUB AND COW COMMON
OFF ROAD PARKING
RAISED TERRACE WITH VIEW OVER PART OF VILLAGE
WELL PRESENTED ACCOMMODATION
OPEN FIRE WITH LOG BURNING STOVE**

OFFERS INVITED AROUND: £565,000 Freehold

DESCRIPTION

A picturesque detached Grade II listed period cottage, constructed of cob elevations beneath a thatched roof with a later rear extension beneath slate. The cosy and characterful accommodation comprises a dual aspect sitting room with fireplace and log burning stove, good size separate dining hall, also with fireplace and former bread oven (not in use). There is also a long kitchen/breakfast room with small utility/boiler room on the ground floor. To the first floor there are three bedrooms and a bathroom. Outside there is off-road parking for two to three cars diagonally opposite the cottage. The main garden comprises a generous raised terrace with tiled gazebo, ideal for entertaining. Attractive views are enjoyed from the front of the cottage over the roof tops and Test Valley.

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

Approach

Lantern style light above part glazed painted hardwood door leading into:

Dining Hall

Oak edged coir mat at threshold. Beautiful open brick fireplace with slate hearth (not currently used) with opening to side into deep bread oven. Recess to one side of chimney breast with access beneath exposed timber to ledged latch door into sitting room. High display recess with timber above to opposite side extending above the bread oven. Oak effect flooring. Chamfered exposed ceiling timber. Classic Hampshire bar picture window with deep sill to front aspect with views over the Test Valley. Two further windows to gable end. Opening to side of exposed framework to turning staircase rising to first floor. Panel door to understairs cupboard. Pendant light point. Beam mounted LED spot lights. Lledged latch door with steps ascending into an open plan kitchen/breakfast room.

Living Room	Dual aspect. Classic Hampshire bar picture windows to front and side aspect (the front with distant views over the Test Valley). Feature brick inglenook fireplace housing a rolled steel log burning stove on brick hearth, exposed beam over, recess to side with display sill. Chamfered exposed ceiling timber. LED spot lights
Split Level Kitchen/Breakfast Room	Kitchen 1½ bowl sink unit with mixer tap and drainer. Solid oak butcher block work surfaces with ceramic tiled splash back. Peninsular unit part divides breakfast area with curved breakfast bar to one side, utensil hanging rack over. Range of pastel coloured high and low level cupboards and drawers. Recess and plumbing for dishwasher. Under-counter Neff double oven with grill, four ring induction hob above. Limestone effect flooring. High part profile ceiling with inset down lighters and Conversation light and window to rear aspect. Ledged and braced panel door into utility/boiler room. Matt finish space-saving radiator. Opening to side of peninsular and step down into: Breakfast Area Window to rear and side aspect. Part glazed stable style door to lower terrace and rear garden. Built-in low level cupboards. High profile ceiling with down lighters and Conservation light to rear aspect. Oak flooring. Exposed flint plinth to one wall.
Utility Room	Recess and plumbing for washing machine with space above to stack dryer. Space for upright fridge/freezer. Oil fired boiler with hanging rail above. Window to gable end. Limestone flooring. Down lighters.

FIRST FLOOR

Landing	Spot lights. Doors to:
Bedroom 1	Double bedroom. Picture window to front aspect with glorious views over the Test Valley. Exposed chimney breast with space to one side, ideal for free-standing or fitted furniture. Narrow recess to opposite side with hanging rails. Loft hatch. Down lighters.
Bedroom 2	Picture window to side aspect. White washed timber clad ceiling with down lighters. Exposed beam.
Bedroom 3	Picture window to front aspect with views over the Test Valley. Exposed beam. White washed timber clad ceiling with down lighters. Chimney breast with recess to either side, one with built-in in cupboards, hanging rail to opposite side.
Bathroom	White suite comprising P-shaped bath with travertine tiled surround, sill to end, mixer tap, Grohe shower with bottle storage beneath and curved glass screen. Wash hand basin with cupboards/drawers beneath, travertine tiled splash back, glass shelf, light and shaver socket over. Matt finish space saving radiator. Low level WC. Window with deep sill to gable end. Oak flooring. Down lighters. Door into airing cupboard with slatted shelving.

OUTSIDE

Parking	The property has the considerable benefit of a generous gravelled off-road parking area on the opposite side of the lane with space for two to three vehicles.
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Front Garden	Curved sandstone steps with brick walling to either side rise into the garden, a narrow gravel area dissected by a sandstone stepping stone path, screened to the front boundary by a low yew hedge. Space for bench. Climbing roses. This is an ideal spot for the evening sun and has views over the Test Valley. To the opposite side, curved sleeper steps descend to a paved area, ideal for wheelie bin storage. The side boundary is screened by brick walling. Wide paved stepped path leads to a small paved terrace area immediately to the rear of the cottage with raised shrub and herb border. Log store. Painted retaining walls. Wide paved steps leads from the terrace to:
Main Garden	Granite set and paved spacious terrace, part sheltered by pergola beneath a pitched tiled roof with light and power connected. Pendant light/heater with space for table beneath. The rear boundary is screened by picket fencing. Brick retained raised ornamental grass borders. Trellis with climbing roses. Timber garden shed with storage to side to the far side boundary, with paved steps with tiered shrub border to side descending. Small patio area to opposite side of cottage with pergola and seat.
Services	Mains water and drainage, oil central heating. Virgin Fibre 1Gig. 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 G
Directions	SO20 6BA

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

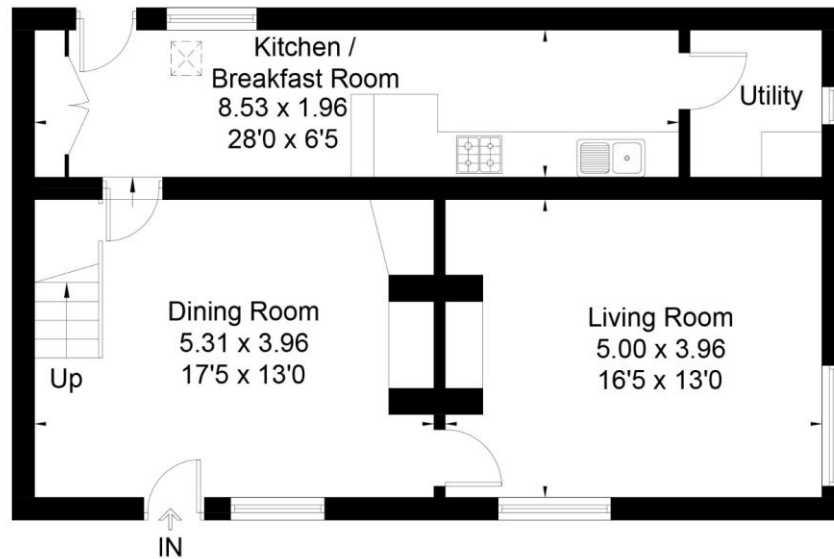
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Approximate Floor Area = 106.0 sq m / 1140 sq ft



Ground Floor



First Floor



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