



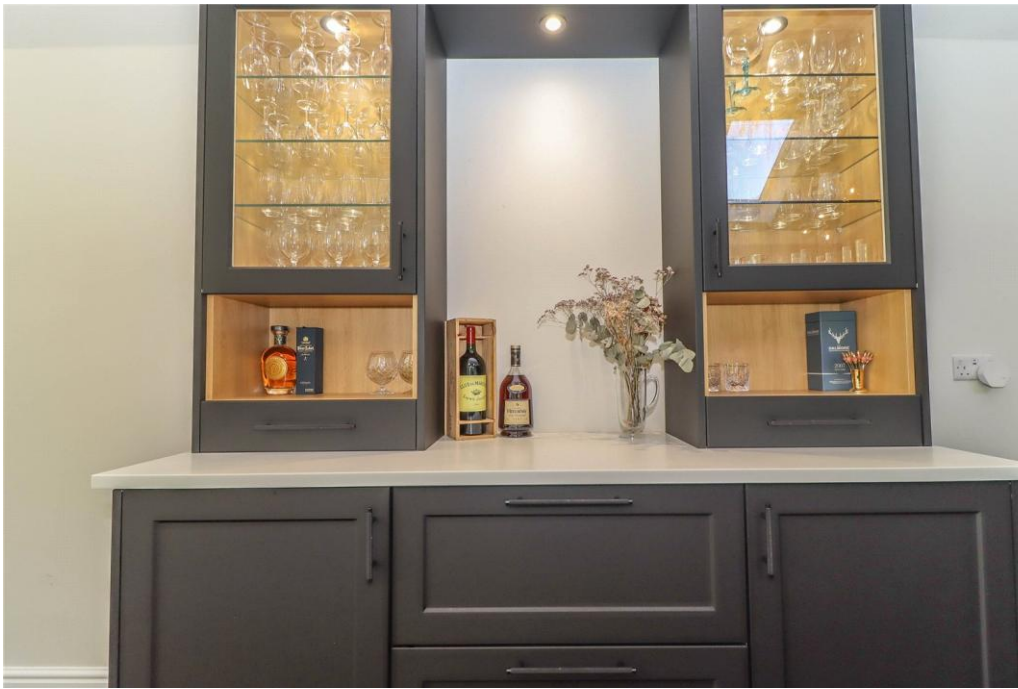
**EVANS & PARTRIDGE**

**WINSTON  
, CHILBOLTON, HAMPSHIRE**















# WINSTON, CHILBOLTON, STOCKBRIDGE, HAMPSHIRE, SO20 6BA

**SPACIOUS, CONTEMPORARY SINGLE-STOREY HOME WITH LIGHT-FILLED INTERIORS AND IMPRESSIVE VAULTED CEILINGS  
SET IN THE HEART OF THE VILLAGE, FEATURING MODERN FINISHES, A DOUBLE GARAGE AND EXTENSIVE PARKING**

**STUNNING OPEN PLAN LIVING  
SEPERATE FAMILY ROOM  
FOUR DOUBLE BEDROOMS  
WELL APPOINTED CLOAKROOM - EN SUITE AND BATHROOM  
ENCLOSED SECLUDED GARDENS  
ENVIABLE CENTRAL VILLAGE LOCATION**

**OFFERS INVITED AROUND: £1,075,000 Freehold**

## **DESCRIPTION**

This spacious, contemporary single-storey home combines modern finishes with light filled, airy interiors and impressive vaulted ceilings. Constructed with colour rendered elevations beneath a tiled roof, the property has been cleverly extended to offer versatile, stylish accommodation, with underfloor heating throughout the new sections. Set in the heart of the village yet tucked away for privacy, it enjoys a long gated drive, double garage, and extensive parking. The well enclosed surrounding gardens include a main rear garden with a south-easterly aspect, as well as a covered BBQ area to the rear of the garage with space for a fireplace. The village setting is both central and peaceful, offering easy access to local amenities including the church, pub, and shop, while also providing opportunities for outdoor leisure. Nearby Cow Common and West Down nature reserve, along with the surrounding countryside, are ideal for scenic walks and picnics, making the location perfect for enjoying village life with easy access to the countryside.

## **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. A reputable primary school is situated 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**

A porcelain patio and wide porcelain steps lead to a substantial double height porch with built-in LED downlighters and contemporary wall lights on either side of aluminium double doors. Full height glazed casements and apex glazing above open into the reception hall.

### **Reception Hall**

High vaulted ceiling with a central pendant light. Dark oak herringbone flooring with brass trim and underfloor heating. Wide openings lead to the main living area and the inner hall, which connects to bedrooms two, three, and four, the family bathroom and the cloakroom. A panel door opens to the principal bedroom. Double doors conceal a deep walk-in cloaks room with a long boot bench and storage beneath, tall double cupboards with deep shelving, and a wide alcove with hanging rail and shelf above. The floor is finished in porcelain tile with LED ceiling downlighters. Loft hatch.

<b>Main Living Room</b>	A substantial and impressive dual aspect living and entertaining space with a high vaulted ceiling, arranged in three areas.
<b>Living Area</b>	Located at the rear of the room, this space features a full height glazed gable wall overlooking the garden, with folding doors opening onto the rear terrace. Dark oak herringbone flooring with brass trim continues throughout, complemented by LED downlighters and a large side window.
<b>Dining Area</b>	The oak flooring continues, providing space for a large table beneath a vaulted ceiling with pendant light over. LED downlighters and a skylight to the side aspect offer good natural light. A built-in dresser with a Corian worktop includes glazed display cabinets with inset lighting, drawers below, integrated undercounter drinks fridge, deep drawers and an additional low-level cupboard. Glazed double doors with a full height side panel open to the side garden.
<b>Kitchen and Breakfast Room</b>	Well appointed, the kitchen features a large central island with Corian top, breakfast bar and deep pan drawers. Pendant lights are suspended above. A further L-shaped Corian work surface includes an inset moulded sink with drainer, instant boiling water tap and a range of high and low-level cupboards and drawers, including deep pan drawers and a full height pantry. Integrated appliances include a Neff hide and slide oven with grill, combination oven, fridge, freezer and dishwasher. Dark oak herringbone flooring, underfloor heating and a vaulted ceiling continue through the space. Windows to the side aspect and a doorway lead to a separate utility room.
<b>Utility Room</b>	An L-shaped work surface with cupboards and drawers beneath include an inset stainless steel sink with mixer tap. There is plumbing and space for a washing machine and dryer, cupboard over and double-fronted storage to one side. Water softener. Porcelain tiled flooring, LED downlighters, extractor fan and a window to the front aspect. A door leads to the family room.
<b>Family Room</b>	A wide picture window overlooks the front aspect. Similar oak flooring continues with ceiling and wall light points. To the end wall, full width built-in central storage includes media shelving, display shelves above and full height cupboards to either side. LED downlighters.
<b>Principal Bedroom</b>	A spacious room with high apex glazing to the rear aspect, vaulted ceiling, central pendant light and underfloor heating. A door leads to the en suite shower room.
<b>En Suite Shower Room</b>	Fitted with Crosswater fixtures including a floating double washstand with two raised oval basins, mixer taps, electric mirror above, and drawers beneath. A low-level WC with concealed cistern and a large sliding glass door into shower enclosure with overhead and handheld fittings. Slate effect porcelain tiled flooring, part tiled walls, heated towel rail, obscure glazed window, LED downlighters, extractor fan and underfloor heating.
<b>Inner Hall</b>	Downlighters and doors lead to the remaining bedrooms. Bathroom and cloakroom.
<b>Bedroom Two</b>	Double bedroom with a picture window to the side aspect and central ceiling light point.
<b>Bedroom Three</b>	Double room with rear garden view, built-in double wardrobe and central pendant light.
<b>Bedroom Four</b>	Double room with picture window overlooking the rear garden, built-in double wardrobe and central pendant light.

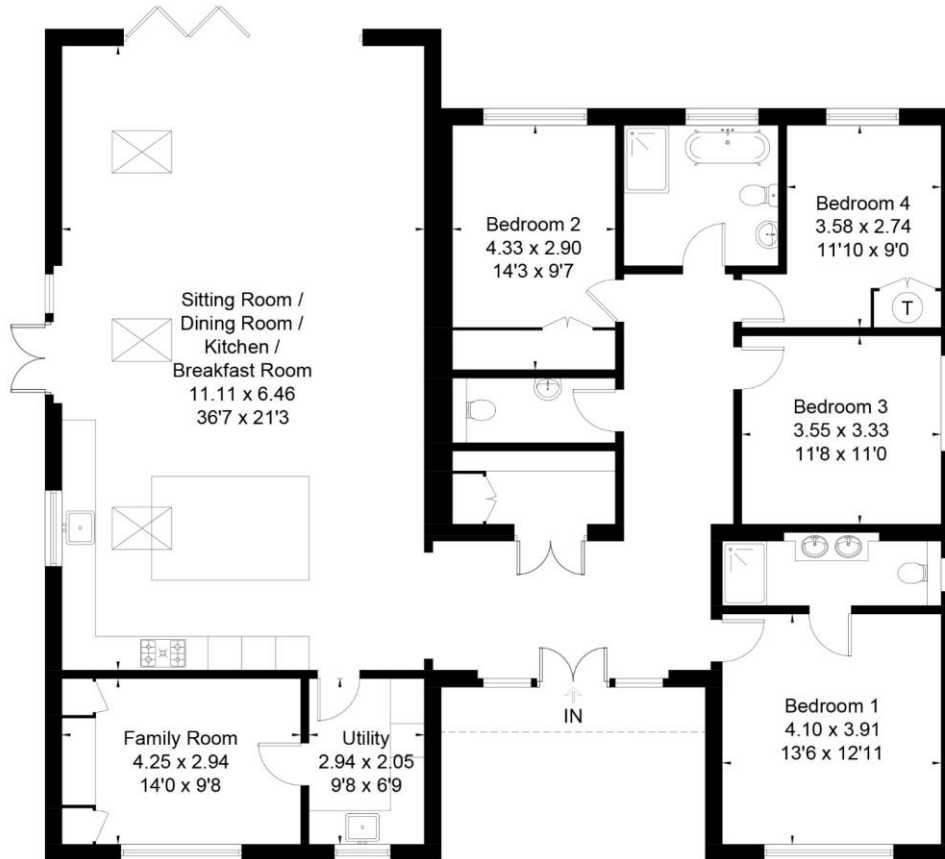
<b>Family Bathroom</b>	Contemporary raised bath, floating washstand with basin and mixer tap, mirror and shaver socket above and deep drawer beneath. The frameless glass shower area includes overhead and handheld fittings. Marble effect porcelain tiled flooring and part tiled walls, obscure glazed window, heated towel rail, LED downlighters and electric underfloor heating.
<b>Cloakroom</b>	A floating washstand with mixer tap and drawer beneath, low-level WC with concealed cistern, marble effect porcelain tiling, heated towel rail, LED downlighters and extractor fan.
<b>Outside</b>	From the central village lane, a long brick-edged tarmac driveway bordered by shrubs and trees leads to hardwood double gates. Beyond is a substantial brick-edged gravel driveway providing extensive parking and access to the front of the property. A sleeper edged border runs to one side, with a further gravel area leading to the garage.
<b>Double Garage</b>	Constructed with colour rendered elevations, weatherboarded gable and tiled roof. Two large up-and-over doors, lighting, power and workbench are provided. Stairs lead to a boarded loft storage area above. A half glazed door opens to the rear patio with rear facing windows. Behind the garage is a covered barbecue area with space for a fireplace, subject to consent and vaulted ceiling.
<b>Gardens</b>	The front and side gardens are mainly laid to level lawn with a silver birch tree to one corner. The front boundary is enclosed by close board fencing with trellis above and the side boundary by beech hedging. To the rear, a porcelain split-level terrace leads to upper and lower lawns bordered by a colour rendered retaining wall and wide central steps. The rear boundary is enclosed by closeboard fencing, laurel bushes and pleached hornbeam trees, providing privacy.
<b>Services</b>	Mains water and drainage, electricity, oil central heating. <b>Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.</b>
<b>Council Tax Band</b>	Test Valley Borough Council - Band E
<b>Directions</b>	SO20 6BA

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**  
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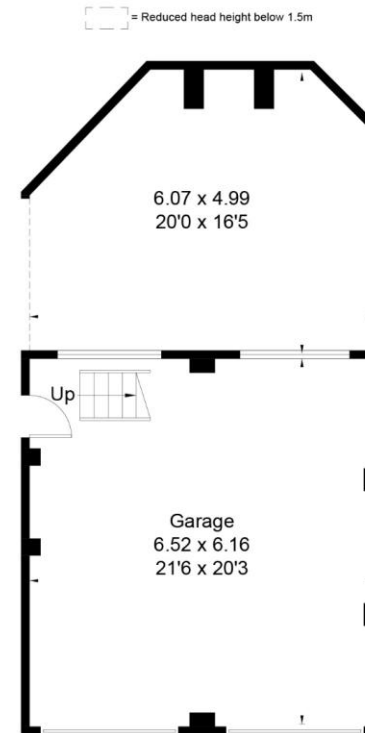
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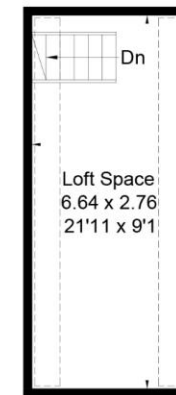
Approximate Floor Area = 192.0 sq m / 2067 sq ft  
 Garage = 86.8 sq m / 934 sq ft  
 Total = 278.8 sq m / 3001 sq ft



Ground Floor



Garage Ground Floor  
 (Not Shown In Actual Location / Orientation)



Garage First Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	44 D	78 C
39-54	E		
21-38	F		
1-20	G		