



**EVANS & PARTRIDGE**

**DROVE END, DROVE ROAD**  
**CHILBOLTON, STOCKBRIDGE**















# **DROVE END, DROVE ROAD, CHILBOLTON, STOCKBRIDGE, HAMPSHIRE, SO20 6AD**

**AN EXCEPTIONALLY WELL PRESENTED AND GENEROUSLY PROPORTIONED FIVE BEDROOM EXTENDED HOME WITH FOUR RECEPTION ROOMS, SET IN A PEACEFUL EDGE OF VILLAGE LOCATION WITH A LARGE AND BEAUTIFULLY LANDSCAPED GARDEN AND FAR REACHING COUNTRYSIDE VIEWS.**

**THE PROPERTY EXTENDS TO OVER 3,500 SQ.FT AND OUTBUILDINGS OF 4,000 SQ.FT (APPROXIMATELY)  
BEAUTIFUL GARDENS AND GROUNDS OF ABOUT 0.4 ACRES  
LONG VIEWS FROM THE HOUSE AND REAR GARDEN  
GAZEBO OVERLOOKING PONDS  
SEPARATE KITCHEN GARDEN  
QUIET EDGE OF VILLAGE SETTING OF AN UNMADE ROAD**

**OFFERS INVITED AROUND: £1,100,000 Freehold**

## **DESCRIPTION**

Drove End is a completely individual and exceptionally well maintained family residence set in just over 0.4 acres, featuring a beautifully landscaped rear garden with a thoughtfully planned kitchen garden, ornamental ponds, summerhouse, combined with a gazebo, overlooking the grounds. A large terrace at the rear provides a versatile entertaining space, while the 'in and out' driveway offers plenty of parking leading to an integral double garage. The accommodation is beautifully presented and flexible, and enjoys a quiet, private setting accessed via a long gravel track serving other large detached homes as well as the Chilbolton Observatory, with an elevated position that benefits from open skies and a sense of seclusion.

## **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**

- |                       |   |
|-----------------------|---|
| <b>Porch</b>          | Covered porch with outside lantern style lights. Composite door with integral obscure glazed panels and full height glazed panel to side leads into:  |
| <b>Reception Hall</b> | A substantial and welcoming entrance with full height windows to the front aspect. Part double height ceiling with gallery landing above. Turning staircase rising to the first floor. Deep understairs storage cupboard. Cherry wood flooring with inset doormat at threshold. |

<b>Cloakroom</b>	Raised ceramic basin, corner mixer tap and travertine tile splashback. Low-level WC with concealed cistern and display shelf above. Extractor fan.
<b>Living Room</b>	Central decorative fireplace with electric fire, granite surround and detailed mantelpiece. Wide folding glazed doors open onto the rear terrace, enjoying views over the main garden. Additional window to side aspect. Double doors connect to:
<b>Dining Room</b>	Substantial triple aspect reception room with full width folding glazed doors, enjoying views of the garden and the rolling countryside beyond. Windows to side aspects. Oak flooring and two pendant light points.
<b>Sitting Room</b>	Raised central open fireplace with brick hearth and raised display areas either side of the chimney breast. Two windows to front aspect.
<b>Study/Playroom</b>	Adjoining the kitchen/breakfast room, screened by a small pane bevel edged glazed door. Window to front aspect. Vinyl oak flooring.
<b>Kitchen/Breakfast Room</b>	Beautifully fitted John Lewis kitchen with white and blue soft close cupboards and drawers, including deep pan drawers and tall pantry cupboards. Extensive Corian work surfaces with matching upstand. Twin integrated ovens each with grill, five-zone induction hob with flush extractor and light above, integrated dishwasher, one-and-a-half bowl sink with drainer and mixer tap. Central Corian top island with breakfast bar and drawers to opposite side. Space for tall fridge and freezer. Downlighters and wide picture window affording distant views over the main garden to farmland and countryside. Panel door into:
<b>Utility Room</b>	Half glazed door to rear garden. Roll top work surfaces with high and low-level cupboards and drawers. Recesses for appliances. Window to rear aspect. Double doors conceal boiler cupboard housing Grant oil fired boiler. Panel door to walk-in fully shelved pantry with ceiling light. Further panel door connects to:
<b>Integral Double Garage</b>	Twin remote operated electric doors. Painted flooring. Workshop area to rear with cupboards and drawers. Lighting and power. Meter and fuse boxes. Controls and inverter for PV solar panels.
<b>Bedroom Five</b>	Double bedroom suite off the main reception hall with window to side aspect, central pendant light and panel door to:
<b>En Suite Shower Room</b>	Molded wash hand basin with double cupboard beneath, mixer tap and electric mirror above. Low-level WC to one side. Large corner shower enclosure with mixer shower. Obscure glazed window. LED downlighters.
<b>FIRST FLOOR</b>	Large display area to side of staircase with two Velux skylights above. Long central landing overlooking part of the reception hall. Two high level dormer windows affording extensive views.
<b>Principal Bedroom Suite</b>	Large dressing room with window to front aspect, Velux skylight to rear and comprehensive built-in storage with sliding doors, dressing table and illuminated display shelf. Open walkway to generous dual-aspect double bedroom featuring a deep dormer window to the rear for views over the garden, and further dormer window to front aspect. Eaves storage cupboards. Panel door to:
<b>En Suite Bathroom</b>	Long granite topped sill with wash hand basin with mirror and light above. Glass display shelving to one side. Low-level WC with concealed cistern. Bath with mixer tap. Generous shower cubicle with mixer shower. Tall towel radiator. LED downlighters and extractor fan. Tiled flooring.

<b>Bedroom Two</b>	Double bedroom with full height window to rear aspect and eaves storage with concealed hanging rail.
<b>Bedroom Three</b>	Double bedroom with dormer window to front aspect. Wide alcove suitable for freestanding or built-in furniture.
<b>Bedroom Four</b>	Currently used as an art studio. Full height window to front aspect. Eaves storage cupboard.
<b>Family Bathroom</b>	White suite including panel bath with mixer taps and handheld shower, pedestal wash hand basin with electric mirror above, low-level WC with concealed cistern. Shelving. Velux to side aspect. Ceramic tile flooring and chrome towel radiator.

## OUTSIDE

<b>Front</b>	Accessed via long unmade road from the village to an 'in and out' gravel driveway with five bar gates between brick piers to either side, providing access to the double garage and ample off-road parking. Front garden attractively landscaped with lawns, herbaceous borders, specimen trees, topiary shrubs and herringbone block paved areas. Oil tank and screened bin store to one end. Outside lighting. Gate and wide gravel path to:
<b>Rear Garden</b>	Beautifully landscaped with full width Indian sandstone terrace ideal for entertaining. Lower terrace with raised borders and central steps to a large level lawn interspersed with substantial flower beds, roses, shrubs, and specimen trees. Ornamental pond with central bridge. Large oak framed gazebo with additional sandstone and deck terrace area, summer house with vaulted ceiling, carpeted floor, and power connected. Pair of former block built stables providing storage. Well planned kitchen garden with concrete and sandstone paths, gravel areas, raised beds, aluminium frame greenhouse, timber garden store, compost area and distant countryside views.
<b>Services</b>	Mains electricity and water, PV solar panels, private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SO20 6AD
<b>Council Tax</b>	G

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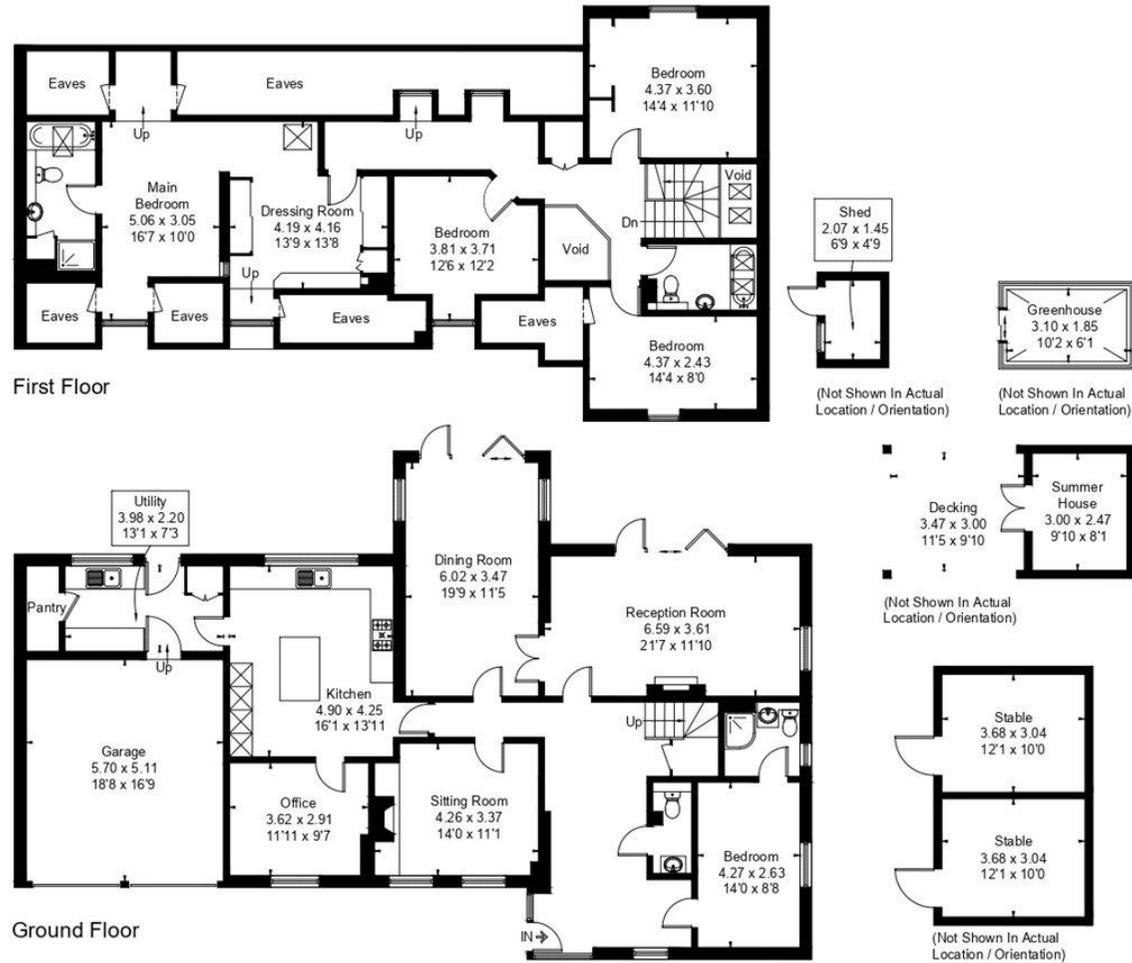
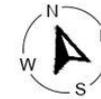
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Approximate Floor Area = 330.1 sq m / 3553 sq ft (Including Eaves / Excluding Void)  
 Outbuildings = 36.3 sq m / 391 sq ft  
 Total = 366.4 sq m / 3944 sq ft



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 #102942

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		

Current: F2C Potential: A4B