



**EVANS & PARTRIDGE**

**NAIVASHA  
CHILBOLTON, STOCKBRIDGE**















# NAIVASHA, STATION ROAD, CHILBOLTON, STOCKBRIDGE, HAMPSHIRE, SO20 6AW

**A SUBSTANTIAL DETACHED CHALET STYLE FIVE BEDROOM VILLAGE HOME WITH WELL APPOINTED ACCOMMODATION INCLUDING OPEN PLAN LIVING AND AN EXCELLENT NEPTUNE KITCHEN, STANDING IN A WELL ENCLOSED 0.36 ACRE PLOT WITH MATURE GARDENS AND A SOUTH WESTERLY REAR ASPECT, QUIETLY SITUATED ON THE EDGE OF THIS POPULAR**

**QUIET SETTING AND SOUTH WESTERLY FACING PRIVATE GARDEN  
SPACIOUS GATED DRIVEWAY AND DOUBLE GARAGE  
LARGE LIVING SPACES AND STUNNING CENTRAL KITCHEN/BREAKFAST ROOM  
VERSATILE 4/5 BEDROOMS - 2 BATH/SHOWER ROOMS  
FANTASTIC WALKS AND VILLAGE COMMUNITY  
SHOP - TWO PUBS - CHURCH - HALL  
GARDEN BACKING ONTO NATURE RESERVE**

**OFFERS INVITED AROUND: £995,000 Freehold**

## **DESCRIPTION**

A generously proportioned extended five bedroom home providing versatile accommodation, set within a level plot of approximately 0.36 acres. The property features an enclosed frontage with extensive parking and a detached double garage, while the main south westerly facing garden benefits from a superb sunny aspect and backs directly onto West Down Nature Reserve, with a private gate providing direct access. This elevated position enjoys privacy and a wonderfully quiet setting, with easy access to nature reserve walks, Cow Common and the Test Way, as well as village amenities including two well regarded pubs. The extended accommodation is well presented throughout, with particular highlights including the Neptune kitchen breakfast room, a large living room and a first floor principal bedroom with ensuite, making this a home that will appeal to families and couples alike, especially those with visiting family, and ideal for entertaining.

## **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**

Access off driveway and wide paved steps to entrance with outside light. Wide panelled door with high level leaded glazed panels leading into:

### **Entrance Hall**

Corner windows to either side aspect and front aspects overlooking the front garden and driveway. Limestone tiled flooring with wide central coir mat. Down lighters. Glazed wall with central oak frame glazed door opening into:

<b>Reception Hall</b>	A wide area with limestone tiled flooring featuring a substantial full height picture window to the rear aspect overlooking the main garden. Turning staircase with detailed exposed oak balustrade rising to the first floor. LED down lighters. Opening into an inner hall, also with limestone tiled flooring, a deep broom cupboard and further oak panelled doors to bedrooms 3, 4 and 5 and a family bathroom.
<b>Living Room</b>	Substantial square shaped dual aspect reception room located at the rear of the property which affords fantastic views over the main garden. Large picture window to side aspect and wide glazed area to rear aspect with central double doors opening onto the terrace, awning and gardens. Oak flooring and skirting boards. Corner raised log burner on curved polished granite hearth with exposed flue above. Central ceiling light point and lamp ring with central switch. Oak frame glazed double doors opening to:
<b>Kitchen/Breakfast Room</b>	An excellent feature and beautifully appointed room with an extensive built in Neptune kitchen comprising a comprehensive range of framed high and low level cupboards and drawers with curved end units incorporating tray storage and a high level glazed display cabinet. There is a double fronted larder with comprehensive shelving and herb drawers. A tall pantry cupboard houses a water softener. Polished granite work surfaces with similar upstands and window sills. Substantial oval polished granite topped island with L-shaped breakfast bar to one end. Inset five zone induction hob with extractor fan and lights above as well as a further range of cupboards and deep pan drawers beneath. Integrated fridge and freezer. Integrated Neff oven and grill with Neff combination oven above. Twin bowl sink unit with drainer and mixer tap. Hot water dispenser. Integrated dishwasher. Concealed recess with plumbing for washing machine. Windows to front and side aspects. Wide glazing to opposite aspect with central double doors opening out onto the rear garden. Further obscure glazed door to opposite aspect. Limestone tiled flooring throughout. LED down lighters. Oak framed glazed door returning into reception hall and wide walkway through into:
<b>Dining/Family Room</b>	Substantial picture window to the front aspect. Further picture window to side aspect. Limestone tiled flooring continues. Fireplace with inset cast iron log burning stove with raised limestone hearth and mantelpiece. Down lighters and ceiling coving. Oak framed glazed door returning into reception hall.
<b>Bedroom Three</b>	A good sized double bedroom with wide picture window providing views down the rear garden. Built in double wardrobe cupboard with oak doors and single oak door to side into a deep shelved cupboard. Two further recesses ideal for free standing or built in furniture. Pendant light point.
<b>Bedroom Four</b>	Double bedroom with oak double doors to wardrobe. Picture window to front aspect. Pendant light point.
<b>Bedroom Five/Study</b>	A further large double bedroom that has been recently converted into a dressing room or potential study with long L-shaped desk/dressing table with open fronted storage and drawers and cupboards beneath. A range of full height built in wardrobe cupboards to one corner, two with bevel edged mirror front and high open fronted storage to one end. Picture window to front aspect. Pendant light point.
<b>Family Bathroom</b>	Contemporary free standing double ended roll top bath with central waterfall tap. Wide ceramic wash hand basin with deep drawer beneath. Mixer tap and electric mirror above. Sliding glass door into generous glass fronted shower area with overhead and hand held attachment. Low level WC. Ceramic tiled flooring and similar floor to ceiling tiled walls. Two obscure glazed windows to rear aspect, each with display sills. Chrome towel radiator and down lighters.
<b><u>FIRST FLOOR</u></b>	
<b>Central Landing/Study Area</b>	Large dormer window to front aspect with space for desk to front. Oak balustrade overlooking part of the reception hall and two Velux sky lights to the rear aspect providing views toward woodland. Oak panelled doors to principal bedroom and bedroom two.
<b>Principal Bedroom</b>	A substantial L-shaped double bedroom with dressing area. Two large dormer windows to the front aspect and a further dormer to the rear aspect overlooking the main garden. Dressing area has sliding glazed doors concealing wardrobes. Further oak panelled door leads into:
<b>En Suite</b>	A large and well appointed area with feature wide glass basin, mixer tap above and storage beneath. Further glass topped cupboard with storage under. Low level WC and glass door into large walk in wet area with mosaic tile surround. Twin overhead jets and hand held shower. Ceramic tiled flooring and floor to ceiling tiled walls. Obscure glazed dormer window to rear aspect. Contemporary chrome towel radiator. Shaver socket. LED down lighters.

**Bedroom Two**

This has previously been used as a work room that creates a good sized double bedroom. Central exposed chimney breast and two Velux sky lights to the rear aspect. Eaves storage and a long built in work area with storage beneath. To the corner of the room there is a pressurised hot water cylinder, expansion tanks and the manifold for the first floor underfloor heating. If this is to be used as a bedroom this could be concealed.

**OUTSIDE****Front**

Impressive decorative iron railings which enclose the front boundary set between stone capped tall brick piers, a block paved apron leads to similarly decorative cast iron electric double gates with camera intercom and electrically operated pedestrian gate to one side, all providing access onto a substantial L-shaped shingle and gravelled driveway providing extensive parking and turning areas. To one side this is surrounded by a rockery area, flushes of bluebells, specimen trees and a variety of shrubs. Close boarded fencing along the boundary. To the opposite side there is an area of front lawn also with surrounding bluebells and flower borders, as well as a large detached double garage. To the front side of this there is space for wheelie bins, an additional parking area and a raised heavy duty oil tank.

**Double Garage**

Constructed of brick elevations beneath a tiled roof. Electric remote operated up and over door to front. Personnel door to side. Light and power connected.

**Main Gardens**

Extending to the rear of the house with the benefit of a south westerly aspect and accessed via wide walkways from both sides of the building. Immediately to the rear of the property there is an Indian sandstone terrace and a modern aluminium framed glazed lean-to awning with electric blinds and heater and lighting, ideal for entertaining. Brick retaining walls and raised herbaceous borders, paved path to summerhouse with raised circular terrace to front. The remaining garden is part divided by trellis and provides level lawned areas, further herbaceous borders and a variety of specimen trees. The rear section of the garden includes a large greenhouse, secondary smaller greenhouse and raised beds. To the far corner there are a network of timber edged gravel paths and a recently planted parterre, Buxus enclosed borders containing lavender and roses with central space for fountain and additional seating area. Either side boundary is well enclosed by mature hedging plants and the rear by close boarded fencing with a central gate providing direct access into the West Down Nature Reserve.

**Services**

Mains water and drainage, oil fired central heating. Broadband EE mbps. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.

**Directions**

SO20 6AW

**Council Tax**

Test Valley Borough Council - Band G

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

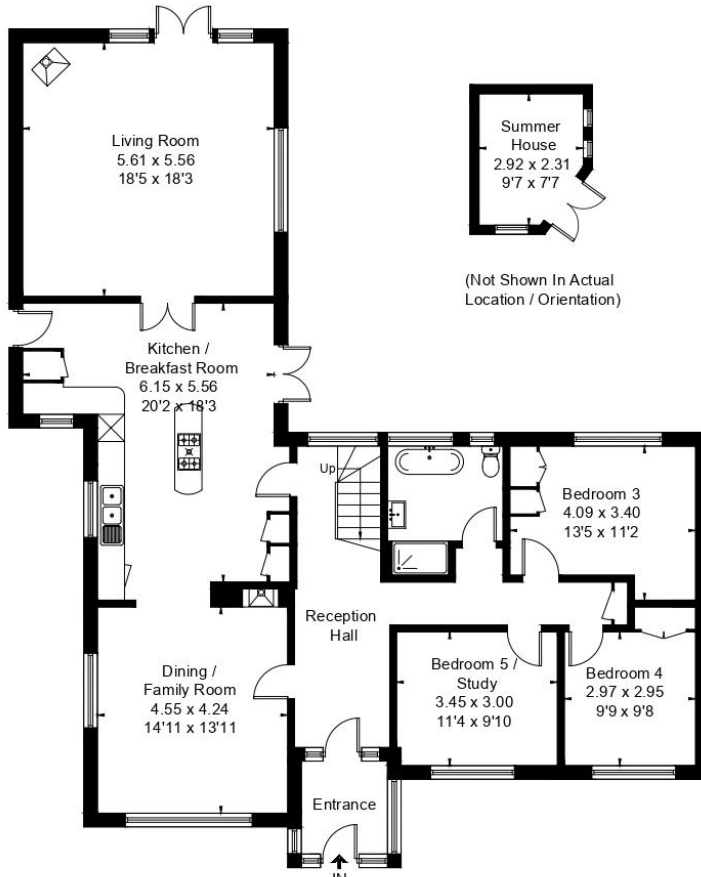
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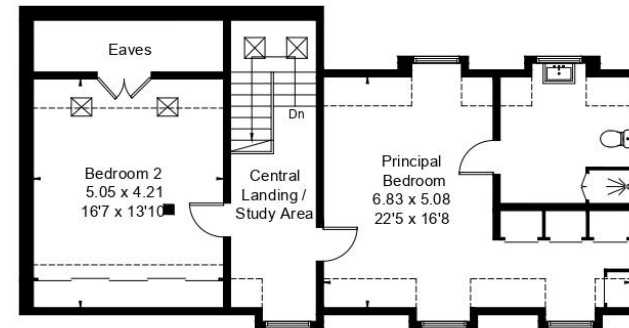
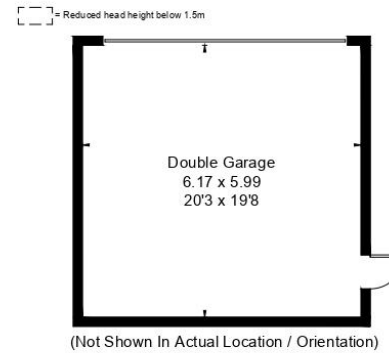
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Approximate Floor Area = 221.5 sq m / 2384 sq ft  
 Outbuilding = 42.9 sq m / 461 sq ft  
 Total = 264.4 sq m / 2845 sq ft  
 (Excluding Eaves)



Ground Floor



First Floor



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 #107246

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		
		64 D	74 C