



EVANS & PARTRIDGE

**JARINA
WEST VIEW DRIVE, CHILBOLTON**















JARINA, WEST VIEW DRIVE, CHILBOLTON, STOCKBRIDGE, HAMPSHIRE, SO20 6AJ

**A MOST IMPRESSIVE AND EXTREMELY SPACIOUS DETACHED BUNGALOW FEATURING STUNNING LIGHT AND SYLISH
OPEN PLAN LIVING, FOUR BEDROOMS AND A SOUTH FACING LANDSCAPED GARDEN IN A TUCKED AWAY AND
QUIET RESIDENTIAL SETTING ON THE EDGE OF THE VILLAGE**

**SET OFF A LONG DRIVE SERVING THREE HOMES
LANDSCAPED GARDEN WITH TERRACE AND HOT TUB/BAR
PLENTY OF PARKING, GARAGE AND STORAGE
OPEN PLAN IDEAL FOR FAMILY AND ENTERTAINING
4 BEDROOMS - 2 EN SUITE - FAMILY BATHROOM
VILLAGE COMMUNITY AND AMENITIES
AMAZING WALKS IN AND AROUND VILLAGE**

OFFERS INVITED AROUND: £895,000 Freehold

DESCRIPTION

A detached bungalow, extensively remodelled and extended in recent years, this property is incredibly deceptive, its true scale is not apparent from the front. To the rear, it opens into a stunning, predominantly open-plan living space featuring vaulted ceilings and expansive folding doors that open out at the corner onto the main terrace and garden. This impressive zone incorporates a living room, dining area, games space, and a kitchen breakfast area, complemented by an extended kitchen that also incorporates a discreet utility area. The property offers two substantial double bedrooms with vaulted ceilings and ensuite shower rooms, including a particularly well-designed and stylish principal suite, along with two further bedrooms and a large feature bathroom. Outside, there is a generous south facing private and quiet rear garden, with a gated drive and single garage adjoining the neighbouring property's garage. Both homes are set off a long private drive serving just three properties, creating a wonderfully secluded feel. Viewing is highly recommended to fully appreciate all that this home has to offer, with its idyllic village setting close to Stockbridge and Winchester.

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

Block paved flooring and outside light to either side of a new composite door, opening into:

Entrance Hall

Ceramic flooring. LED down lighters. High level opening to one side overlooking the main area. Further inner halls, also with LED down lighters, lead off to the bedroom suites, secondary bedrooms and family bathroom. Cupboard housing a pressurised hot water cylinder.

Main Living Area	A substantial and impressive open plan L shaped arrangement consisting of living space including living room, dining area, games area and kitchen/breakfast room.
Living Area	Featuring a high vaulted ceiling with exposed collar beams and high LED down lighters. Substantial picture window overlooking the rear garden, limed oak ceramic tiled flooring.
Dining Area	Central Velux skylight above provides natural light with surrounding LED down lighters, space for family table and high level display recess. Porcelain flooring continues.
Games Area	Space for pool table, table tennis or further seating. Porcelain tiled flooring. LED down lighters and wide picture window to the side aspect with integral blinds.
Kitchen/Breakfast Room	High vaulted ceiling with exposed collars and two rear facing Velux skylights. High LED down lighters. Fixed full height casement window overlooking the rear garden. This room also features full glazing to one corner with two sets of folding aluminium frame glazed doors opening out onto the rear terrace providing inside/outside living. Large quartz topped island with breakfast bar along three sides - concealed within the island the is hot/cold water and electric supply with provision to duct an extractor fan outside to enable a sink and hob to be installed. Deep pan drawers to opposite sides with wine coolers to either end. Further full height units incorporate twin Bosch ovens each with grill, pullout larder carousels to either end and cupboards above and below. Integrated tall larder fridge with larder freezer to one side. Also integrated porcelain tiled flooring and an open doorway into:
Extended/Kitchen Utility	Further polished quartz work surfaces, upstand and window sill. A range of high and low level cupboards and drawers, further Bosch oven and grill and four ring induction hob with contemporary extractor fan and light above. Recess and plumbing for dishwasher. Recess and plumbing for washing machine with space beside for tumble dryer. Inset 1½ bowl stainless steel sink unit with mixer tap and handheld jet. Aluminium frame glazed door with window to side opening onto the rear terrace and main garden.
Study	Located off one of the inner hallways. A compact but excellent working space with natural light well and LED down lighters.
Principal Bedroom Suite	Initial entrance hall with bank of fitted wardrobes to one side. LED down lighters and an oak door into luxury en suite shower room. Wide opening gives access into a large double bedroom with high vaulted ceiling and exposed pine collar. LED down lighters above. Aluminium frame glazed double doors open onto the main terrace with a view to the rear garden. Further window to opposite aspect overlooking the courtyard area.
En Suite	Spacious and beautifully appointed. Quartz topped wash stand with drawers beneath and two raised circular Ashton and Bentley basins, each with wall mounted mixer tap. Tiled recess above with inset electric mirror. Low level WC with concealed cistern. Two display recesses above, each with lighting. Smoked frameless glass screen with access into a substantial walk in wet area with overhead and handheld shower attachments. Two further bottle recesses with LED lights above. Feature brushed stainless steel effect tiled wall with long bottle recess and concealed lighting over. Central floor drain. Towel radiator. LED down lighters and natural light well. Granite effect porcelain tiled flooring and walls.
Bedroom Suite Two	Entrance hall area with oak door to ensuite shower room. Further wide opening into a spacious double bedroom with high vaulted ceiling, exposed collar and LED down lighters. Window to side aspect overlooking a courtyard area.

En Suite Shower Room	Ceramic wash hand basin with mixer tap and electric mirror above, two drawers beneath. Generously proportioned curved glass and tile shower enclosure with mixer shower. Low level WC. Tiled floor, mainly tiled walls. Recess.
Bedroom Three	An additional large double bedroom with wide picture window, with integral blinds, overlooking the driveway. Flush central ceiling feature with surrounding strip light and LED down lighters.
Bedroom Four	A smaller double bedroom, an ideal guest room with large picture window overlooking the driveway. Integral blinds and central pendant light point.
Family Bathroom	Large and well appointed. Wide, tiled raised area with Victoria and Albert feature bath, double ended with central raised mixer tap and handheld shower attachment. Floating wash stand with Victoria and Albert wide raised basin, corner mixer tap and drawer beneath. WC with concealed cistern. Quartz sill with substantial mirror above. Bottle recesses. LED down lighters. Natural light well. Wide chrome towel radiator. Porcelain tiled flooring and part tiled walls.
OUTSIDE	The property and a single neighbour enjoy the benefit of a long tarmac driveway leading off Branksome Avenue, setting the properties well back. Twin five bar gates with a block paved apron give access onto a substantial gravel driveway extending to the front of the original property. To one side there is a brick single garage beneath a flat roof which is linked to the neighbouring garage. Up and over door, painted floor, light and power connected and EV charger. Fencing to the boundary. Further narrow twin five bar gates give access onto an additional gravel parking space/wide path which leading to the:
Main Garden	This comprises a wrap round porcelain tiled terrace with scalping borders ideal for entertaining and enjoying the better weather, all enclosed by low brick retaining walls. Wide porcelain steps lead up to the main lawn. Level and well enclosed on all sides by close boarded fencing. Sleeper retained borders contain mature trees, and shrubs. Large summerhouse on concrete base currently part housing a hot tub, the remaining being a garden store that has previously been used for dog grooming, all with light and power connected. To the far side of the property behind the garage there is a further courtyard area garden with small decked area. Substantial timber clad storage shed, raised oil tank and a brick store to the rear of the garage.
Services	Mains water and drainage, oil central heating and electricity. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6AJ
Council Tax	Test Valley Borough Council - Band E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

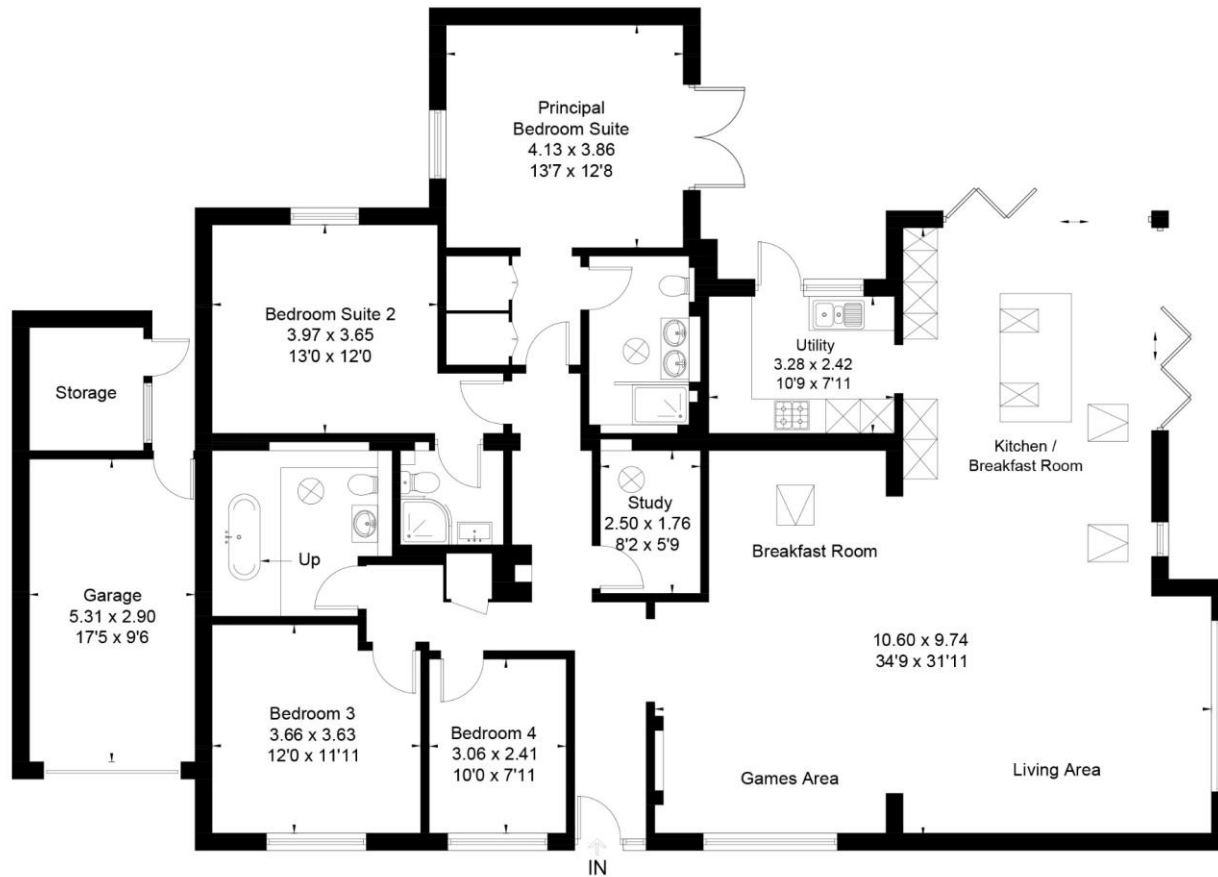
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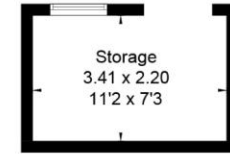
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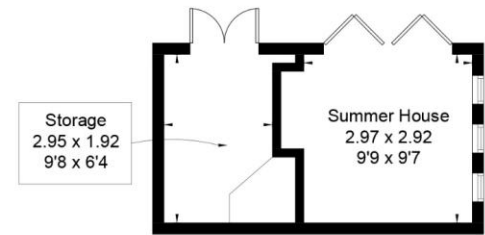
Approximate Floor Area = 190.4 sq m / 2049 sq ft
 Garage / Store = 20 sq m / 215 sq ft
 Outbuildings = 23.4 sq m / 252 sq ft
 Total = 233.8 sq m / 2516 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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 #105022

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