EVANS & PARTRIDGE
4 CHESTNUT CORNER, STATION ROAD
CHILBOLTON. STOCKBRIDGE

4 CHESTNUT CORNER, STATION ROAD, CHILBOLTON, STOCKBRIDGE, HAMPSHIRE, SO20

AN INDIVIDUAL MODERN DETACHED HOUSE WITH CHARACTERFUL ACCOMMODATION ARRANGED OVER THREE FLOORS, PROVIDING EXTREMELY WELL-PRESENTED AND VERSATILE ACCOMMODATION, COMPLEMENTED BY AN ATTRACTIVELY LANDSCAPED GARDEN AND OPEN VIEWS ACROSS PART OF THE TEST VALLEY.

CLOSE TO COW COMMON, WEST DOWN NATURE RESERVE AND THE TEST WAY
SECURE SETTING WITHIN AN EXCLUSIVE DEVELOPMENT
AMPLE PARKING AND INTERESTING LANDSCAPED GARDEN WITH MODERN DECKS AND TERRACE
BEAUTIFUL OPEN VIEWS OVER THE VALLEY TO THE REAR.
WELL-PROPORTIONED ROOMS ON THREE LEVELS
RECENTLY REPLACED LARGE KITCHEN WITH BREAKFAST BAR AND DINING AREA

OFFERS INVITED AROUND: £725,000 Freehold

DESCRIPTION

An attractive modern detached house set within an exclusive development of five individual homes, positioned back from the road on the edge of this popular village. Built by a renowned local developer known for sympathetic traditional designs throughout the Test Valley, the property features colour washed smooth rendered elevations beneath a clay tile roof with cast iron guttering and aluminium faced double glazed windows. The beautifully presented accommodation has been thoughtfully designed to reflect the character of a period home, with curved window reveals and door openings, and mainly solid oak panel doors finished with decorative iron hinges and latches. The ground floor comprises a welcoming hall, cloakroom, and a living room with fireplace, log burner, and picture window, alongside a spacious open plan recently replaced kitchen/breakfast room with dining area wide glazing, including a central door that opens onto the main deck and rear garden while enjoying valley views. The first floor offers a principal bedroom with walk in wardrobe and travertine tiled en suite, two further double bedrooms, and a family bathroom, all benefitting from even more impressive elevated views. A particular feature of the property is the unique lower ground floor, which includes windows and some natural light, providing a large L shaped living space currently used as a cinema and gym, leading to a well lit study or fourth bedroom, along with a separate utility and plant room. The front of the house provides ample parking, while the rear garden is ideal for entertaining, with a variety of seating areas, a small lawn, borders, and a garden store.

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 drive to tiled cupboard porch on rustic exposed oak posts with crazy paved and sandstone tiled flooring. Overhead sensor light and hardwood floor with high level decorative glazed panel leading into:

Reception Hall	L shaped oak flooring throughout with inset coir mat at threshold. Space for coat hooks and bench. Window to the front aspect. Turning staircase rising to the first floor. Further turning staircase descending to the lower ground floor, each with exposed pine balustrades. LED down lighters. Oak panel latch doors to sitting room and open plan kitchen/breakfast room with separate dining area:
Cloakroom	Shaped stone sill with travertine tile splash back and contemporary raised basin with side mixer tap. Low level WC. Ceramic tiled flooring. Window to the front aspect with plantain shutter. LED down lighter and wall cupboard housing Worcester LPG fired boiler.
Sitting Room	A generously proportioned interesting L shaped reception room featuring an attractive corner brick fireplace with raised sandstone hearth and cast iron log burning stove all beneath an exposed reclaimed timber. Substantial picture window with a smaller window to side overlook the rear garden and provide a fantastic open aspect beyond across the Test Valley. LED down lighters throughout.
Kitchen/Breakfast/Dining Area	Kitchen: Belfast style twin bowl ceramic sink unit with central Quooker boiling water mixer tap. Long polished quartz work surfaces with similar upstand window sill and metro ceramic tiled splashbacks. A range of high and low level light green cupboards and drawers including deep pan drawers, high level open fronted display shelving and a double fronted full height housekeeper's cupboard with herb drawers. Low level drawers with open fronted wine racks to either side and larder shelving above. Space for large fridge freezer with deep pantry cupboards to one side and high level cupboard above. Integrated dish washer. Integrated Miele oven and grill with warming drawer beneath and Bosch combination oven above. Separate wide AEG five zone induction hob with flush extractor fan and light over. Recess for drinks fridge. Porcelain tile flooring. LED down lighters and a large picture window to the front aspect. To the opposite end of the room there is a wide peninsular unit with long breakfast bar to one side and storage beneath. Three pendant light points over. Dining Area: Space for table and sideboard. Porcelain tile flooring continues. LED down lighters. To the rear of the room there is a glazed door with full height glazed panels to either side and steps descending to the deck, terrace and rear garden, also affording fantastic views over the valley.
LOWER GROUND FLOOR	Staircase opens directly into a substantial L shaped sitting room. An extremely versatile space with wide painted display sills halfway up each wall. A glazed door and high level windows to the side aspect and a staircase leading up to the rear garden. LED down lighters. Storage recesses and panelled doors concealing a study/bedroom four and the utility.
Study/Bedroom Four	Oak flooring. Wide display sills. High level picture window overlooking the rear terrace with open sky views. Large sliding glass doors conceal built in storage. LED down lighters. Corner cupboard.
Utility Room	Polished quartz work surface with inset stainless steel sink with mixer tap and drainers. High and low level cupboards. Recess and plumbing for washing machine and space for tumble dryer. Megaflow pressurised hot water cylinder with expansion tank. Water softener. Engineered oak flooring and storage areas.
SECOND FLOOR	Central L shaped landing with balustrade overlooking stairwell and reception hall. Window to front aspect. Loft hatch (partially boarded and ideal for storage). LED down lighters and oak panel latch doors leading to:
Principal Bedroom	A large double bedroom featuring a glorious picture window affording stunning views over the valley. The River Test is also partially visible during the winter months. LED down lighters. Oak panel latch door into:
Dressing Area	LED down lighter and sliding mirror fronted doors to either side of the room concealing on one side comprehensive shelved cupboards and to the other side access into a walk in wardrobe providing comprehensive clothes storage with a ceiling down lighter. Further oak panel latch door into:

En Suite Shower Room	Travertine tile flooring and part tiled walls. Burlington ceramic wash hand basin on washstand with cupboard beneath. Shaver socket to one side and mirror over. Low level WC. Sliding glass door into large travertine tiled wet area with ceiling mounted and handheld shower attachments. Window to front aspect with curved tiled reveals and built in shutters. LED down lighter. Traditionally styled radiator/towel rail.
Bedroom Two	Double bedroom. Two built in wardrobe cupboards. Similar picture window with glorious views over the valley and rear garden. LED down lighter.
Bedroom Three	An additional dual aspect double bedroom with windows to front and side aspects. LED down lighter.
Family Bathroom	Featuring a four claw roll top corner bath with metro tiled surround. Central taps, overhead and handheld shower attachments with glass screen. Burlington wash hand basin on chrome stand with mirror above. Low level WC. Part decorative T & G panelling to walls with the others metro tiled. Window to front aspect with shutter. Traditionally styled radiator/towel rail. LED down lighters and extractor fan.
OUTSIDE	A winding tarmac drive off Station Road leads into Chestnut Corner, a small development of just five individual detached houses. Wide opening onto a tarmac driveway extending to the front of the house and providing comfortable parking for three to four vehicles, bordered by olive trees to either side and herbaceous borders mainly planted with lavender, spring bulbs and some Portuguese Laurel to one side. A gate to the side of the house provides access into the rear garden, comprising of a wide composite deck area accessed from the kitchen with timber and wire balustrades and taller beech hedging to one corner, ideal for seating furniture and barbeques. Wide steps descend to a patterned sandstone terrace extending to one side with hydrangea borders, climbing plants on trellis and other shrubs. Further steps descend onto the garden comprising a level lawn with further raised central deck, sleeper retained flower border, additional well stocked borders, an arch with climbing plants, corner garden shed/store with the boundaries all enclosed by close boarded timber fencing.
Services	Mains electricity and water. Central LPG supply with metred supply to all homes. Mains drainage with communal holding tank that discharges into the mains sewer – holding tank and pump has been adopted by Southern Water. 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 F

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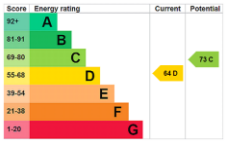
Approximate Floor Area = 184.4 sq m / 1985 sq ft



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