



EVANS & PARTRIDGE

INGLEWOOD
CHILBOLTON











INGLEWOOD, 15 DROVE HILL, CHILBOLTON, STOCKBRIDGE, HAMPSHIRE, SO20 6AR

AN EXTENDED DETACHED FAMILY HOUSE FEATURING A LARGE OPEN-PLAN KITCHEN, FOUR RECEPTION ROOMS AND FOUR BEDROOMS WITH A SOUTH WESTERLY FACING GARDEN QUIETLY SITUATED AT THE BACK OF A WELL ESTABLISHED CLOSE OF DETACHED HOMES ON THE EDGE OF THE VILLAGE

RECEPTION HALL - CLOAKROOM
LIVING ROOM - SITTING ROOM - STUDY - CONSERVATORY
LARGE OPEN PLAN KITCHEN/BREAKFAST ROOM WITH FAMILY/DINING AREA
FOUR DOUBLE BEDROOMS - EN SUITE - BATHROOM
GATED DRIVE - PARKING - LARGE DETACHED DOUBLE GARAGE
LANDSCAPED SOUTH WESTERLY FACING GARDEN
EXCELLENT WALKS - PUBS - SHOP/CAFE - NEAR NATURE RESERVE AND COMMON

OFFERS INVITED AROUND: £845,000 Freehold

DESCRIPTION

An attractive detached family home of brick and part tile hung elevations beneath a tiled roof, with double glazing, air source central heating, and highly productive PV panels on the south westerly facing rear roof. The peaceful landscaped garden enjoys a sunny aspect with two terrace areas ideal for relaxing and entertaining. Accommodation includes entrance and reception halls, cloakroom, living room with fireplace, sitting room with bay window, study and conservatory. A spacious open plan kitchen/breakfast room, with island, flows into a dining/family area with wide folding glass doors to the garden, complemented by an adjoining utility. Upstairs offers a principal bedroom with en suite, three further double bedrooms and a family bathroom. Viewing is recommended to appreciate this generous home in a quiet, secure setting with easy access to countryside walks and village amenities. Gated driveway and detached double garage to the front.

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	Wide brick edged path from generous driveway to entrance. Outside light. Hardwood/decorative glazed door into:
Entrance Hall	Porcelain slate effect flooring. Window to side aspect. High vaulted ceiling with exposed whitewashed collar beams. Pendant light point. Coat hooks. Similar internal hardwood/decorative glazed door into:
Reception Hall	Decorative ceiling coving. Central pendant light point. Dado rail. Oak flooring. Turning staircase, with wide low level half landing, rises to the first floor where there is an internal window to the side aspect. Oak door into cloakroom. Understairs storage cupboard. Wall light. Fuse box. Oak panelled doors lead into living room, sitting room and open plan kitchen/breakfast room with adjoining dining and family area.

Living Room	A generously proportioned dual aspect reception room with oak/glazed double doors opening into a conservatory with view over the rear garden. Further picture window to front aspect. Window to side aspect. Central open fireplace with raised limestone hearth and mantelpiece. Oak flooring. Decorative coving. LED ceiling downlighters.
Conservatory	Brick plinths supporting UPVC double glazed elevations beneath a pitched glazed roof, internally vaulted with decorative tie. Oak effect flooring. Glazed double doors opening onto a rear patio and views of the garden.
Sitting Room	This could be used as a separate formal dining room and features a wide bay picture window overlooking the rear garden with a southerly aspect. Oak flooring. Detailed ceiling coving. Central pendant light point.
Kitchen/Breakfast Room	An extended open plan kitchen/breakfast room with adjoining dining and family area, featuring Karndean flooring throughout with wet underfloor heating. The kitchen includes a large quartz topped island with a corner oak breakfast bar, wide induction hob, pop up power points, drawers and cookbook shelf beneath, with pendant lights and extractor above. Further quartz topped base units offer storage above and a long coloured glass splashback, with a one and a half sink, drainer and instant boiling water tap. Tall units include larder cupboards and an open fronted wine store. Appliances comprise a Neff oven and grill, combination microwave, warming drawer and integrated dishwasher, with space for an American style fridge freezer. A part raised ceiling with Velux skylights adds light and volume. The spacious dining and family area has wide, triple glazed, bi-fold doors opening onto the rear garden, with further doors to the study and utility room.
Study	A well proportioned square shaped room which could, alternatively, provide a fifth bedroom if required. Central pendant light point. Ceiling coving. Window to the front aspect.
Utility	L-shaped roll top work surface and splashback with inset sink and central mixer tap. A range of high and low level cupboards, including full height broom cupboard with ironing board recess to one side and internal electrical socket. Recess and plumbing for washing machine, further recess for tumble dryer. Wet underfloor heating. Window to front aspect. LED downlighters. Part glazed UPVC door to outside.
Cloakroom	Moulded granite effect basin with side mixer tap and cupboard beneath, radiator to one side. Low level WC with concealed cistern. Karndean flooring. Wall light. High profile ceiling. Obscure glazed window to front aspect.
FIRST FLOOR	Central L-shaped landing. Coving. Pendant light point. Loft hatch. Decorative dado rail continues down the stairs. Tall cupboard houses a large pressurised hot water cylinder with high slatted shelf above.
Principal Bedroom	A large dual aspect double bedroom with picture window overlooking the rear garden. Further window to side aspect. Sliding white glass fronted doors conceal a double wardrobe. Ceiling coving. LED downlighters. Corner display shelving. Panelled door into:
En Suite Shower Room	Well proportioned and spacious. Long sill with two electric mirrors above providing a dressing table area. At one end there is a raised oval ceramic basin with wall mounted mixer tap, storage and shaver socket under. Low level WC with concealed cistern. Tall heated towel rail. Frameless frosted glass corner enclosure with sliding door providing a wet area with overhead and handheld shower attachments. Extractor fan. Floor to ceiling part textured porcelain tiled walls. Karndean flooring. Two obscure glazed windows to the front aspect. LED downlighters.

Bedroom Two	Double bedroom. Picture window overlooking the rear garden. Ceiling coving. Pendant light point. Deep alcove with built in part mirror fronted wardrobe.
Bedroom Three	Double bedroom. Window overlooking the rear garden. Built in corner wardrobe. Ceiling light point. Coving.
Bedroom Four	An additional double bedroom with rainbow decorated skimming to one corner. Part mirror corner wardrobe. Dual aspect with windows to front and side. Ceiling coving. Pendant light point.
Family Bathroom	Mosaic tile panelled P-shaped bath with curved glass shower screen and overhead Aqualisa mixer shower. Alcove with built in ceramic basin. Tiled splash back with electric mirror above and double cupboard under. Low level WC. Tiled flooring. Chrome towel radiator. Corner storage unit. Obscure glazed window to front aspect. Central ceiling light. Extractor fan.
OUTSIDE	The property is quietly situated at the far end of Drove Hill, a well established Close of good sized detached village homes. Twin five bar gates open onto a multi-car brick edged tarmac driveway with colourful surrounding borders and beds. A wide paved area leads to the front entrance and to the rear garden, in between the detached double garage and end of the house. To the front there is a small lawn with a central flowering Cherry. The boundaries of the frontage are well enclosed by mature Privet hedging, tall close boarded fencing, Laurels and specimen trees. Log store to side of garage.
Double Garage	Attractively constructed with brick elevations beneath a hipped tiled roof with wide electric up and over door. Lantern style lights on either side. Light and power connected. Obscure glazed window to one side, partially boarded loft for storage and a personnel door.
Rear Garden	Accessed via gated paths to either side of the property and comprising of block paved and paved terraced area. Central level lawn with a feature block edged resin path leading to a raised rear resin terrace with curved block edging. Covered seating area, an ideal place for a hot tub, with light and power connected (hot tub available by separate negotiation). Space for seating and dining area to side, ideal for an outdoor kitchen area. The garden is well enclosed by tall close-boarded fencing softened by attractively stocked herbaceous borders, flowers, lavenders, grasses and fruit trees and Photinias.
Services	Mains water and drainage, air source heat pump and solar panels. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6AR
Council Tax	Test Valley Borough Council - Band G

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

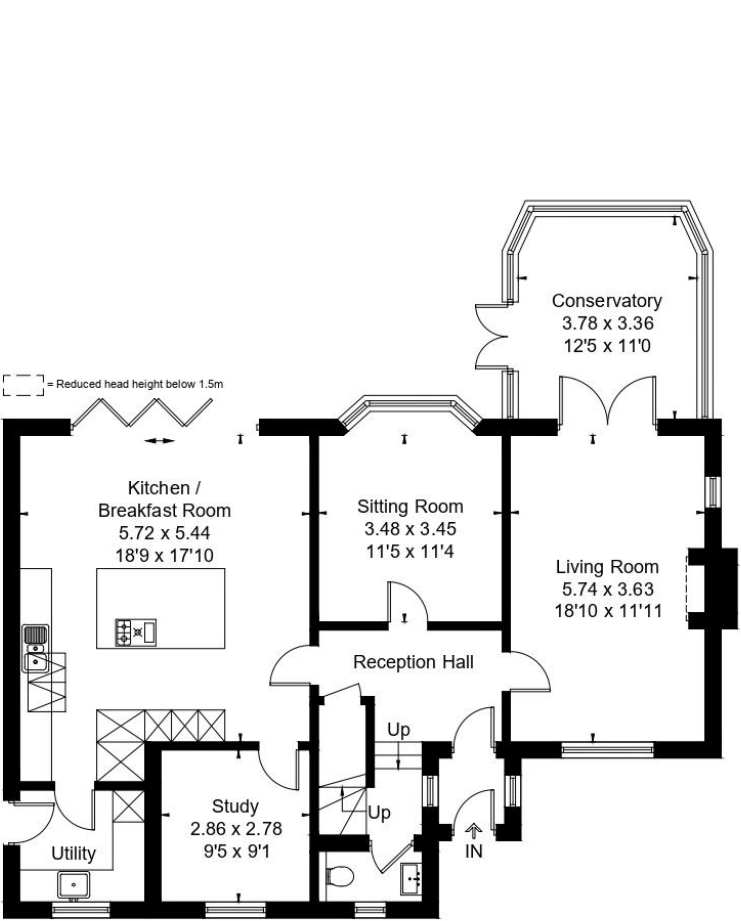
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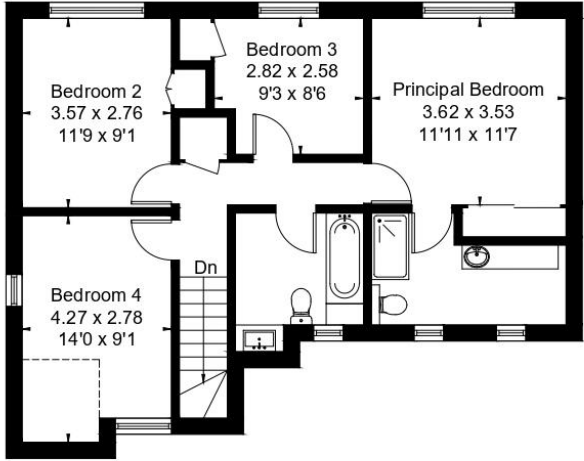
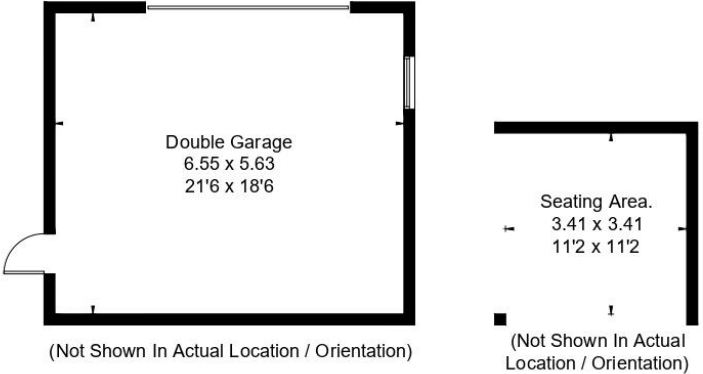
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Approximate Floor Area = 180.5 sq m / 1943 sq ft
Garage = 37.0 sq m / 398 sq ft
Total = 217.5 sq m / 2341 sq ft (Excluding Open Space)



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 #112031

