



EVANS & PARTRIDGE

**KINGFISHERS
CHILBOLTON**















KINGFISHERS, CHILBOLTON, STOCKBRIDGE, HAMPSHIRE, SO20 6BE

**AN EXTREMELY SPACIOUS DETACHED RESIDENCE WITH VERSATILE ACCOMMODATION
SITUATED AT THE END OF A PRIVATE ROAD IN THE HEART OF THE VILLAGE
WITH A LARGE SECLUDED GARDEN BACKING ONTO COW COMMON**

**EXTENSIVE ACCOMMODATION OF ABOUT 3,610 SQFT
OVER HALF AN ACRE OF MATURE GROUNDS
BEAUTIFUL LANDSCAPED AND SECLUDED GARDENS
OPEN PLAN LIVING AREAS THE LEADING ONTO LARGE TERRACE AND GARDEN
FIVE SUBSTANTIAL BEDROOMS WITH ANNEXE/ 3G LIVING POTENTIAL
SET IN THE HEART OF THE VILLAGE BUT WELL TUCKED AWAY
GARDEN GATE STRAIGHT OUT TO COW COMMON**

OFFERS INVITED AROUND: £1,350,000 Freehold

DESCRIPTION

A substantial detached modern residence constructed of brick elevations with flint detailing beneath a tiled roof, with a large driveway and an integral double garage. The extensive and spacious accommodation is arranged predominantly on the ground floor, with two additional first floor bedrooms, one of which benefits from an ensuite bathroom and adjoining dressing room or study. The principal ground floor accommodation includes a reception hall, a large L shaped living room with a fireplace and log burning stove, a substantial open plan kitchen/dining room with a central island, a separate utility room and a useful shower room. There is an outstanding principal bedroom suite with a vaulted ceiling, mezzanine level and ensuite bathroom, together with two further double bedrooms and a family bathroom. The plot extends to about 0.55 acres, with a large driveway to the front and a gate providing direct access to Cow Common, an area of approximately 50 acres traversed by the River Test and designated as a Site of Special Scientific Interest. The majority of the land lies to the rear, creating a secluded, level and mature garden with a choice of seating areas and a large lawn, backing directly onto the common where there is a natural pond. Kingfishers occupies a particularly favourable position at the end of a private road serving only a handful of detached homes in the very heart of the village, providing a secure and tucked away setting whilst remaining within easy walking distance of local amenities.

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 edged shingle path with step up to wide covered entrance porch. Porcelain tiled flooring. Outside light. Timber/obscure glazed door with obscure glazed side panels leading into:

Reception Hall

Spacious and divided by a central archway. Turning staircase with balustrade to one side rising to the first floor. Low level folding oak door conceals understairs shelved storage. Full height cupboard also beneath stairs housing pressurised hot water cylinder and expansion tank. Window to rear aspect. Ceiling coving. Ceiling downlighters. Oak/bevel edged glazed doors to living room and kitchen/dining room. Further oak doorways to inner hall, bedroom three and family bathroom.

Living Room	A large L shaped reception room featuring wide aluminium frame glazed folding doors opening onto the rear terrace and providing a fantastic view over the main landscaped garden. Further large window to side aspect. Open fireplace housing log burning stove with raised polished granite hearth and oak display sill above. Ceiling coving. Ceiling downlighters. Double oak/bevel edged glazed doors leading through to:
Kitchen/Dining Room	Well-appointed with a comprehensive range of maple fronted high and low level cupboards and drawers. Long polished granite work surfaces with similar upstands and windowsills. Oval granite topped island with curved breakfast bar to one end. Open fronted storage to one side with cupboards to remaining sides. Built in double fronted fridge freezers comprising two large high level fridges with freezers beneath. Integrated Neff double oven and grill. Wide multi zone Neff ceramic hob with granite splash back and Neff hood with extractor fan and light. Integrated Neff dishwasher. Under counter vegetable baskets. Inset 1½ bowl stainless steel sink unit with polished granite drainer to one side and central mixer tap. Ceramic tiled flooring throughout room with space for large family dining table. Further space for seating to one corner. Two large windows and door to the front aspect. Central glazed double doors to the rear aspect opening onto the terrace and providing a view over the main garden. Ceiling coving. Downlighters. Oak/bevel edged glazed door into:
Utility	A spacious room with long roll top work surface with tiled splash back. Inset stainless steel sink with drainer and mixer tap. High and low level cupboards. Recess and plumbing for washing machine with recess to one side for tumble dryer. Further high level glass fronted units. Grant oil fired boiler. Ceramic tiled flooring. Ceiling coving. LED spotlights. Extractor fan. Window overlooking the rear garden. Panelled door to integral double garage and further oak/obscure glazed door into:
Shower Room	White suite comprising pedestal wash hand basin with mixer tap. Low level WC. Quadrant corner curved glass fronted and tiled enclosure with mixer shower. Ceramic tiled flooring. Part tiled walls. Obscure glazed window. Ceiling coving. Ceiling light. Extractor fan.
Integral Double Garage	Wide up and over door to front. Cavity walls. Fluorescent strip lights. Power points. The garage also houses the meter and fuse boxes. Comprehensive shelving and room for additional appliances. Loft hatch.
Inner Hall	A good sized room that could be used as a study area which provides a natural break between the principal bedroom suite and remaining accommodation. Full height window to the front aspect. Ceiling coving. Pendant light point. Oak panelled door into bedroom two with further oak panelled door into:
Principal Bedroom Suite	An outstanding and most impressive suite featuring a high vaulted ceiling with high level oak framed porthole window and substantial Velux skylight. Additional wide oak fronted glazed doors with full height oak framed glazed side panels opens to outside. This is a substantial bed/sitting room with a range of built in wardrobes to one corner with central mirror fronts. Oak panelled door leads to the ensuite bathroom while an open tread spiral staircase rises to a large mezzanine level with eaves storage. Ceiling spotlights.
En Suite Bathroom	Spacious. Raised fully tile enclosed double ended bath with corner mixer tap and retractable handheld jet, surrounding tiled sills. Molded wash hand basin with sill to one side. Mixer tap. Glass shelf and mirror fronted cabinet over with light. Frosted glass fronted cupboard beneath. Corner curved glass/tiled shower enclosure with mixer shower. Low level WC with concealed cistern. Large window to front aspect. Tiled flooring. Floor to ceiling tiled walls. LED downlighters. Chrome towel radiator. Extractor fan.
Bedroom Two	A generously proportioned double bedroom with wide picture window to the side aspect. Ceiling coving. Central pendant light point.
Bedroom Three	Double bedroom. Window to side aspect. Coving. Pendant light point.
Family Bathroom	Spacious. Substantial tile enclosed double ended bath with corner mixer tap/handheld shower attachment featuring a wide bay picture window to the front aspect and surrounding tiled sills. Twin molded wash hand basin unit on chrome washstand, each with mixer tap, glass sills and a circular electric mirror above with lights. Shaver socket to one end. Low level WC with concealed cistern. Glass screen with opening to side providing a wet area with overhead and handheld showers. Further obscure glazed porthole window to front aspect. Downlighters. Extractor fan. Tiled flooring and walls. Chrome towel radiator.

FIRST FLOOR	Central landing area with balustrades overlooking the stairwell. Velux skylight. Air-conditioning unit. Loft hatch. Downlighter. Panelled doors to bedroom five and bedroom suite four.
Bedroom Suite Four	A spacious double bedroom featuring a wide picture window affording views over the beautifully landscaped and mature garden. Eaves storage. Loft hatch. Spotlights. Door into a small dressing area with lower ceiling. Further obscure glazed door into:
En Suite Bathroom	Also with lower ceiling. Matching suite comprising pedestal wash hand basin. Panelled bath with mixer tap/handheld shower attachments. Tiled sill and tiled surround. Low level WC. Velux skylight. Shaver socket. Panelled door into:
Dressing Room/Study	Velux skylight overlooking the rear garden. Lower ceiling. Door into loft. Light.
Bedroom Five	An additional substantial dual aspect double bedroom with Velux skylights to either side aspect. Eaves storage cupboards. Loft hatch. LED downlighter.
OUTSIDE	The property is situated at the very end of Lynton Meadow Drive, a gravel and pea shingle private road that leads off the centre of the village. The front boundary of Kingfisher is enclosed by curved brick walls and hedging plants. Outside lantern style lights. Access onto a generous block edged gravel driveway providing plenty of parking and access to the garage and front entrance, shrub borders and specimen trees. To the front side of the property there is a level lawned area. The corner gate gives access to a footpath that leads quickly and directly to Cow Common. A strip of garden continues around the far side of the property. Level lawn, well stocked herbaceous border, trellis with climbing plants and roses screening the boundary and a block edged single path leads round to:
Main Garden	This features a full width curved block edged sandstone terrace, an ideal place for entertaining and barbeques. To one end there is a raised sandstone circular terraced area with curved brick screen wall. The terrace enjoys fabulous views down the main garden as well as peace and privacy. It is surrounded by well stocked herbaceous borders full of flowers, lavenders and shrubs. The garden comprises a large level central lawn with magnificent well stocked borders to either side. To one side boundary a curved path leads to a greenhouse with hydrangea border to one side and cutting garden beyond with surrounding topiary conifers. To the other side a similar curved path leads to a wisteria covered pergola and onto an additional circular shaded patio area Central horse chestnut tree. The garden is well screened on all sides by a mixture of yew hedging and trees and hedging plants. Toward the rear boundary there is a timber garden store and at the rear boundary there is a naturally fed pond which encourages an abundance of wildlife, in particular birds. Small bridge, surrounding bamboo and trees. An opening beyond provides a view over part of Cow Common towards some thatched properties. At the bottom of the garden the present owners have planted 1000 daffodils that provide a magnificent display each year.
Services	Mains electricity, water and drainage. Oil heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6BE
Council Tax	Test Valley Borough Council - Band G

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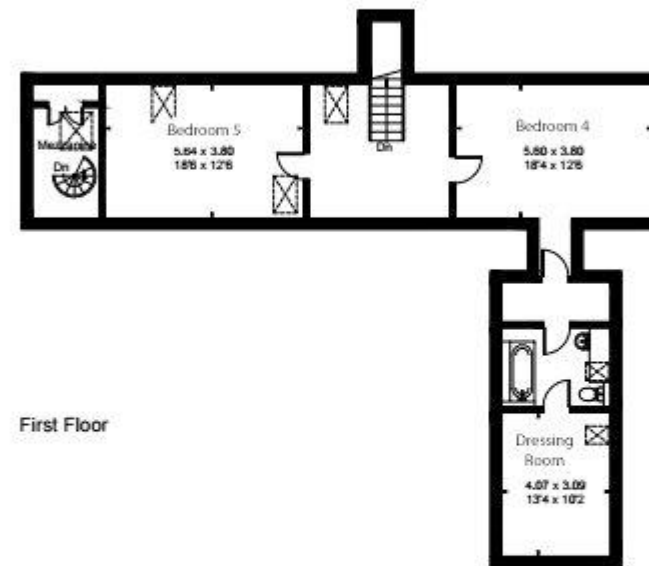
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Approximate Floor Area (Including Garage) = 335.4 sq m / 3610 sq ft



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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		