

DIGBY CROFT COTTAGE

CHILBOLTON, STOCKBRIDGE



EVANS & PARTRIDGE











DIGBY CROFT COTTAGE, WINCHESTER STREET, CHILBOLTON, HAMPSHIRE SO20 6BQ

A LINKED PERIOD COTTAGE, FORMERLY TWO COTTAGES THAT HAVE BEEN COMBINED TO FORM A FOUR BEDROOM CHARACTERFUL HOME, FEATURING A CHARMING, WELL STOCKED GARDEN WITH DRIVE AND DETACHED BARN STYLE GARAGE, IN AN ENVIABLE EDGE OF VILLAGE SETTING NEAR THE CHURCH

**A PRETTY SETTING ON THE EDGE OF A VERY POPULAR TEST VALLEY VILLAGE
CLOSE TO COW COMMON, THE TEST WAY AND WEST DOWN NATURE RESERVE
NEAR VILLAGE SHOP, TWO PUBS AND CHURCH
EXTREMELY WELL STOCKED COTTAGE GARDEN
EASY DRIVE OF STOCKBRIDGE AND WINCHESTER**

OFFERS INVITED AROUND: £695,000 Freehold

DESCRIPTION

Digby Croft Cottages was a terrace of attractive Grade II Listed cottages located on the edge of the old part of the village. Numbers One and Two were subsequently amalgamated to create Digby Croft Cottage. The property has a Flemish bond brick facade, with the gable end and rear elevation being brick and smooth rendered, all beneath a slate roof and featuring many distinctive small pane, cast iron framed period windows. At the rear, a beautiful garden leads to a gated drive and detached garage, with a veranda to one side and a boarded loft room above, together with an adjacent vegetable garden area. The accommodation includes an entrance hall, large dual aspect sitting room, separate dining room and a galley kitchen with breakfast bar and stable door opening out to the garden. It is understood that plumbing is accessible should a ground floor WC be required, although this would work best in conjunction with a kitchen extension, subject to obtaining all required consents. The first floor is accessed via a single staircase and is divided into four bedrooms, two of which are generous doubles, the third currently used as a twin guest room and the smallest single bedroom currently providing a study, all served by a bathroom and separate shower room.

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

Brick paved steps rise to a slate covered entrance porch with lantern style light to one side. Solid oak panelled door with high level bull's eye glazed panel leads into:

Entrance Hall

Coir mat at threshold. Exposed ceiling joists. Central ceiling light point. High double cupboard conceals meter and fuse boxes. Wide opening with shallow step descending into dining room. Panelled latch door leading into:

Sitting Room	Large dual aspect reception room featuring heavy exposed ceiling beams and joists. Wide cast iron small pane picture window to the front aspect. Further similar style smaller window to rear aspect affording views over the main garden. Attractive open brick fireplace with log burning stove standing on raised brick hearth with beam above. Wall light points. Alcove with built in display shelving. Latch panelled door to galley kitchen with breakfast bar.
Dining Room	Dual aspect small pane cast iron picture window to the front aspect. Further window at gable end with view down the village lane. Exposed ceiling timber. Open brick fireplace with raised brick hearth (currently not in use and chimney blocked). Built in dresser to one wall. Corner display shelving. Cupboard to one side of the chimney breast. Latch door conceals the staircase rising to the first floor with low door to understairs storage cupboard. Further storage recess beneath stairs. Latch door into:
Galley Kitchen with Breakfast Bar	Split level. Long polished quartz work surfaces with similar upstand incorporating a twin breakfast bar to one end to the front of a window overlooking the main garden. A range of high and low level cupboards and drawers. High level open-fronted display and cookbook shelving. Under counter oven and grill with four zone induction hob above. Extractor fan and light over. Stainless steel sink unit with mixer tap and polished quartz drainer to one side. Integrated dishwasher. Space for tall fridge freezer. Tall larder with space for microwave over. Cupboard with plumbing to conceal washing machine. Further cupboard conceals the oil-fired boiler. Downlighters. This room is particularly well-lit with two large windows overlooking the rear garden and essential half glazed stable door with a similar view providing access outside.
FIRST FLOOR	Central landing with exposed beam. Loft hatch. LED spotlights. Pendant light point. Doors to:
Bedroom One	A dual aspect double bedroom with windows to front and side aspect. Central pendant light point. Large built in corner wardrobe with sliding doors, one mirror fronted. High level bookshelf. Latch door to one side of the chimney breast conceals the hot water cylinder with slatted airing shelving above.
Bedroom Two	A further large square shaped double bedroom with small pane cast iron window to the front aspect. Latch door conceals a deep wardrobe. Pendant light point.
Bedroom Three	Double or twin room with cast iron window overlooking the rear garden. Pendant light point.
Bedroom Four	A compact single bedroom currently used as a study with small pane cast iron window to the rear aspect. Ceiling spotlights.
Bathroom	Matching suite comprising P shaped jacuzzi bath with curved glass shower screen. Central mixer tap and Aqualisa wall mounted mixer shower. Roll top sill with inset basin and double cupboard beneath. Tiled splash back and bevel edged mirror above with glass display sills to one side. Low level WC with concealed cistern. Towel radiator. Part tiled walls. Downlighters. Obscure glazed window to rear aspect.
Shower Room	Roll topped sill with inset basin. Tiled and mirror splash back. Double cupboard beneath. Low level WC. Corner glass/tiled shower enclosure with Aquastream electric shower. Low level limed pine panelling decorates some of the walls. High window to the rear aspect overlooking the main garden. Spotlights. Dimplex fan heater. Towel radiator.

OUTSIDE

Front	The property fronts onto a quiet village lane with raised brick retained shrub borders extending to either side of the porch. Roses and a vine have been trained to the façade. Paved steps with a shrub border to one side and wide sandstone path leads to a brick arch and ornate wrought iron gate which continues round and provides access to:
Rear Garden	Sandstone terraced area runs along the rear of the property where further brick retained raised well stocked borders are full of perennials, roses and shrubs. To one end steps rise onto a level lawn with further colourful deep herbaceous borders extending to either side. Stepping stone path to the rear driveway and a further circular terrace. Oil tank is concealed to the side boundary. To the rear of the main garden there is an arch covered in climbing roses leading into:
Driveway and Kitchen Garden	A five-bar gate off a hedge-lined private access road gives access to a tarmac driveway with parking for two cars. Timber garden shed with a raised brick kitchen garden area to one side comprising three generous, raised beds.
Outbuilding	A single garage with painted smooth rendered elevations with a wide veranda area extending to one side. The garage has electric remote operated roller door to the front and part glazed oak personnel door to one side to veranda. Light and power connected. Loft hatch and folding ladder gives access to a fully boarded, insulated and decorated loft room with two Velux windows, a front gable window and ceiling spotlights. The single attached property has a pedestrian right of way across the driveway to and from their garden.
Services	Mains water, drainage and electricity. Oil heating. Vodaphone c900 bpm. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6BQ
Council Tax	Test Valley Borough Council - Band E

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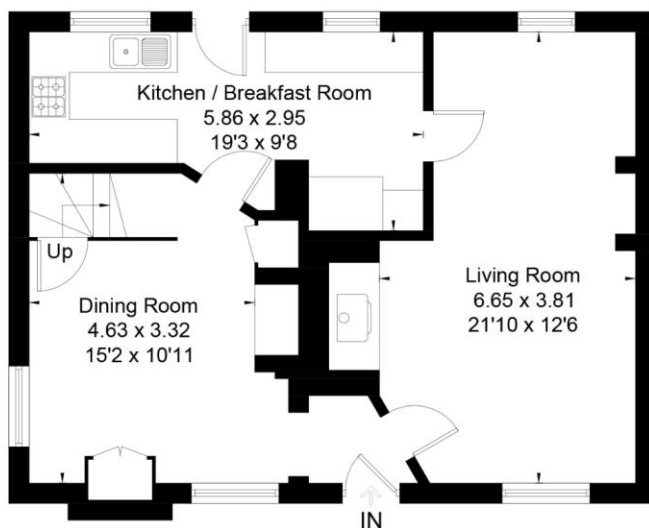
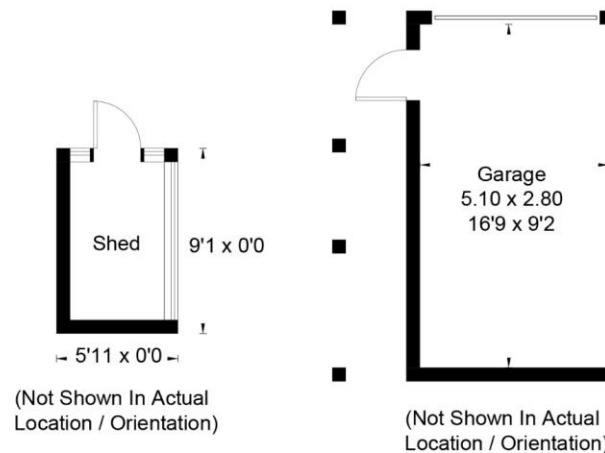
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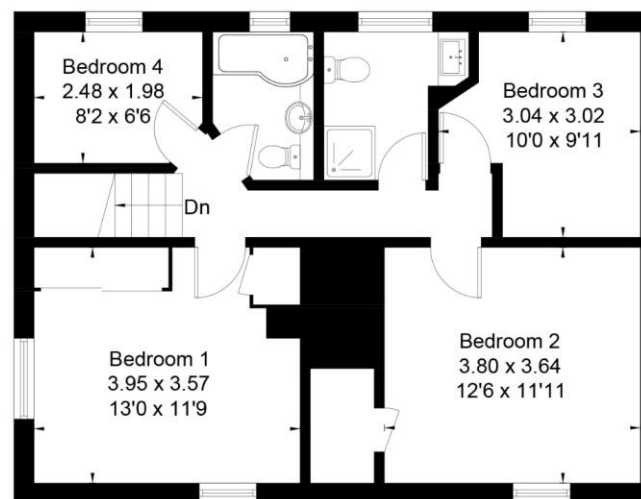
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Approximate Floor Area = 121.0 sq m / 1302 sq ft
 Outbuilding = 14.3 sq m / 154 sq ft (Excluding Shed)
 Total = 135.3 sq m / 1456 sq ft



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 #114242

