



EVANS & PARTRIDGE

**21 TEST RISE
CHILBOLTON**











21 TEST RISE, CHILBOLTON, STOCKBRIDGE, HAMPSHIRE, SO20 6AF

A DETACHED FOUR DOUBLE BEDROOM BUNGALOW THAT HAS BEEN COMPLETELY MODERNISED TO A HIGH STANDARD WITH TWO GARAGES STANDING IN A QUARTER ACRE PLOT FEATURING A QUIET SOUTH EASTERLY FACING LANDSCAPED GARDEN

**TOTALLY RE-WIRED AND RE-PLUMBED WITH A NEW AIR SOURCE HEAT PUMP
COMPLETELY RE-ROOFED - NEW BATTENS AND FELT - FLAT ROOF WITH RUBBER AND TAPCO COVERING
NEW OAK AND PART CARPETED FLOORS THROUGHOUT AND NEW OAK INTERNAL DOORS
NEW KITCHEN WITH INTEGRAL APPLIANCES - NEW UTILITY
TWO WELL APPOINTED NEW BATHROOMS WITH SWADLING BRASSWARE
NEW PATIOS AND WILDLIFE FRIENDLY LANDSCAPED GARDEN WITH POND
NO ONWARD CHAIN**

OFFERS INVITED AROUND: £625,000 Freehold

DESCRIPTION

A surprisingly spacious detached bungalow with two garages, one detached and the other adjoining the end of the bungalow, where it is then attached to the neighbouring bungalow's garage. Situated at the very end of a well established close, the setting is particularly quiet and has a reassuring sense of security. Off road parking is available on the front drive. The bungalow occupies a plot extending to about 0.25 acres, comprising a level and private garden that is mature with an abundance of shrubs and trees. Recently landscaped, the garden includes a central glade style lawn with surrounding wilder areas and a new wildlife pond. The versatile accommodation is centred around a large garden facing living room, where a new Charnwood log burning stove has been installed, together with an open plan kitchen/dining room and adjoining utility. The fourth double bedroom has an open fireplace and could alternatively be used as a sitting room or home office. The dual aspect principal bedroom is located at the back of the property overlooking the garden with a well appointed principal bathroom being adjacent. The remaining bedrooms are located by a further well appointed bathroom. Significant investment over the last 24 months including new insulation under long warranty and new high output aluminium radiators will provide the new owners with an efficient and comfortable home, which is offered with no onward chain.

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 Site 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

Porch

Outside light. Coloured UPVC/obscure glazed door. Similar side panels leading into:

Entrance Hall

Quarry tiled flooring. Ceiling light point. Exposed brickwork to one wall. Internal coloured UPVC/obscure glazed door. Similar side panels leading into:

Reception Hall	Oak flooring throughout with inset coir mat at threshold. Space for narrow bench with coat hooks above. Two pendant light points. Large loft hatch and ladder. Ceiling coving. Solid core oak panelled doors to:
Living Room	A spacious reception room with feature corner log burning stove with exposed flue above standing on raised Welsh slate hearth with attractive low level Delft tiled surround. Central triple glazed double doors with glazed side panels open onto the patio and pergola, enjoying attractive views over the main landscaped garden. Further high level windows to either side of the doors enjoying the same view. Two pendant light points. Ceiling coving.
Main Living Area	The property features a spacious open plan kitchen/breakfast room with large adjoining dining area leading round to a utility.
Kitchen/Breakfast Room	Nearly new and comprising oak work surfaces with 1½ bowl sink unit with mixer tap and drainer. Similar upstand and peninsular providing a breakfast bar, pendant light over. A range of olive green coloured high and low level cupboards and drawers with deep pan drawers and tall larder cupboard with low level soft close internal drawers. Neff wi-fi controllable double oven and grill. Four zone Neff induction hob with metro tiled splash back. Neff hood above with extractor hood and light. Integrated dishwasher and space for tall fridge freezer. LED downlighters. Oak flooring. High aperture with similar oak sill looking over utility to rear garden. Opening to side of peninsular into:
Dining Area	Space for large table and dresser. Pendant and LED panel downlighter. Oak flooring. Glazed double doors with full height glazed side panel opening into the rear garden. Open doorway to rear hall leading to principal bedroom and bathroom with further wide opening into:
Utility	Similar oak work surface with similar upstand. Low level cupboards and drawers. Recess and plumbing for washing machine. Inset stainless steel sink with mixer tap and drainer. LED light panel. Glazed double doors with similar glazed side panel to the rear garden. Further glazed door to rear terrace. Oak flooring with coir mat at threshold.
Rear Hall	LED ceiling light panel. Solid oak doors to principal bedroom and principal bathroom.
Principal Bedroom	A large dual aspect double bedroom featuring picture windows to either side aspect, one overlooking the main landscaped garden, the other overlooking the mature rear garden. Space for large bedroom furniture. Ceiling coving. Central pendant light point.
Principal Bathroom	White suite comprising Burlington wash hand basin with mixer tap, metro tiled splash back, glass sill, mirror and wall light above on washstand with double cupboard beneath. Panelled bath with mixer tap/handheld shower attachment at one end. Overhead mount and metro tiled splash backs. Low level WC. Towel radiator. Central ceiling light point. Part obscure glazed window to side aspect with metro tiled sill. Limestone effect high-quality porcelain tiled flooring with underfloor heating.
Bedroom Two	A large square double bedroom with wide picture window to the front aspect. Central pendant light point. Ceiling coving.
Bedroom Three	A dual aspect double bedroom with picture window to the front aspect. High window to the side aspect overlooking the main garden. Ceiling coving. Pendant light point.
Bedroom Four/Sitting Room	A further spacious dual aspect double bedroom which would work equally well as a second reception room featuring a brick open fireplace with brick edged raised quarry tiled hearth. Recesses to either side of chimney breast, one with solid oak display shelving. Oak flooring. Picture window to the rear aspect. High window to side aspect. Ceiling coving. Central ceiling light point. Pendant light point.

Main Bathroom	Well appointed with Burlington ceramic wash hand basin with mixer tap, metro tiled splash back, glass sill and mirror above washstand with cupboard beneath. Panelled bath with mixer tap and wall mounted mixer shower above. Fully metro tiled surround. Chrome shower curtain rail. Low level WC. Towel radiator. High-quality porcelain limestone effect tiled flooring. Obscure glazed window to front aspect with metro tiled sill. Ceiling downlighter. Extractor fan.
OUTSIDE	The property is located at the very end of a well established close of houses and bungalows. Access onto concrete driveway extending to garage one and continuing to the front of the property to garage two. Small front lawn with herbaceous borders and a latched gate opening into:
Main Garden	This is a particular feature of the property. A large level and well enclosed area with a south easterly orientation. Terrace with pergola outside living room with curved large pebble decorative feature. The garden has been thoughtfully landscaped comprising a central glade style level lawn with surrounding wildflower borders and an abundance of specimen and fruit trees dotted with shrubs and perennial flowers. To one side a stepping stone paved path leads to an ornamental pond with slate, rockery and gravelled surrounds and a steeper retained herb border at one end. The gardens are well enclosed on all boundaries by close boarded fencing.
Rear Garden	This is a further attractive south westerly facing area smaller than the main garden but equally mature with specimen and fruit trees, level lawn, a stepping stone path, surrounding shrubs and grasses. A further terrace with pergola above extends from the utility door. Air source heat pump. Well enclosed boundaries. High-quality security door leads into the rear of:
Garage One	Similar high-quality security doors open out onto the driveway. To one corner there is a pressurised hot water cylinder with expansion vessel and water softener. The garage also houses all the new meter and fuse boxes. Striplight and power points.
Garage Two	Brick elevations beneath a recently replaced felt roof. Window to rear and personnel door to side with double doors opening onto the driveway area.
Services	Mains water and drainage. Electricity. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6AF
Council Tax	Test Valley Borough Council - Band E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702

www.evansandpartridge.co.uk

1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 149.6 sq m / 1610 sq ft
 Garage = 26.4 sq m / 284 sq ft
 Total = 176 sq m / 1894 sq ft



Drawn for illustration and identification purposes only by @fourwalls-group.com #114574

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		