



Down End, Chilbolton, Stockbridge, Hampshire

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# A **substantial and well proportioned** family house, in need of modernisation, set in the popular Test Valley village of Chilbolton.

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## Summary of accommodation

Reception hall | Drawing room | Dining room | Study | Sitting room | Kitchen/breakfast room | Utility room | Games room | Two cloakrooms  
Car port | Cellar

Main bedroom with en suite bathroom and dressing room | Guest bedroom | Three further bedrooms | Two family bathrooms

Second floor bedroom with extensive attic storage

Double garage with stable | Potting shed and green house

Beautiful mature gardens

In all about 2.28 acres

## Distances

Stockbridge 4 miles, Andover 6.5 miles, (London Waterloo 69 mins) Winchester 10 miles (London Waterloo 55 mins)

(All distances and times are approximate)



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## Situation

Down End is located within the village of Chilbolton, to the north west of Winchester, and within the renowned Test Valley. This pretty village has an excellent range of local facilities including a pub, village shop, post office and church.

The Georgian market town of Stockbridge is about 3.5 miles away and for more comprehensive amenities there is nearby Andover and the cathedral city of Winchester. There are regular direct trains to London Waterloo from Andover train station (around 69 minutes).

Wherwell Primary School and Test Valley Secondary School are the catchment area schools. Other nearby schools include the renowned Farleigh, The Pilgrims' School, St Swithun's for girls, Winchester College for boys and Peter Symonds Sixth Form College.



## The property

Originally built in 1907, Down End is an attractive and substantial house that has been in the same family ownership for well over 40 years. It is constructed of red brick under a tile roof, and has well-proportioned accommodation arranged over three floors. There is a wealth of period features throughout the property including panelling in the hall and the stairs and decorative fireplaces. The property, in need of updating, is ideal for family living as well more formal entertaining.

Stone steps rise from the driveway under a canopy to the front door. A spacious entrance hall provides access to the principal ground floor rooms comprising a double aspect drawing room, dining room with doors to the terrace and gardens, and the study. A particular feature is the walk-in drinks cupboard/bar with its sink!

From the hall is the utility room, cosy sitting room and spacious kitchen/dining room running the full width of the house and has doors opening onto the terrace. There is also a rear hall, with access to the car port, and a spacious games room.





The bedroom accommodation comprises a spacious principal bedroom with en suite and dressing room. There is a guest bedroom, three further bedrooms and two bathrooms. On the second floor is another bedroom and extensive attic storage that has potential to be converted subject to the necessary consents.

## Gardens and grounds

The gardens are a particular feature of the property, and the majority of the rooms have westerly views over the immaculate lawns, well stocked borders and mature specimen trees. Above the main lawn there is a brick pergola bordering a laurel hedge. Behind this is the orchard and vegetable garden, with the greenhouses that require modernisation. Beside this is the double garage and stable.

## Services

Oil fired central heating, mains electric, private water and drainage.





## Property information

**Postcode:** SO20 6AZ

**Tenure:** Freehold

**Local Authority:** Test Valley Borough Council

**Council Tax:** Band H

**EPC Rating:** F

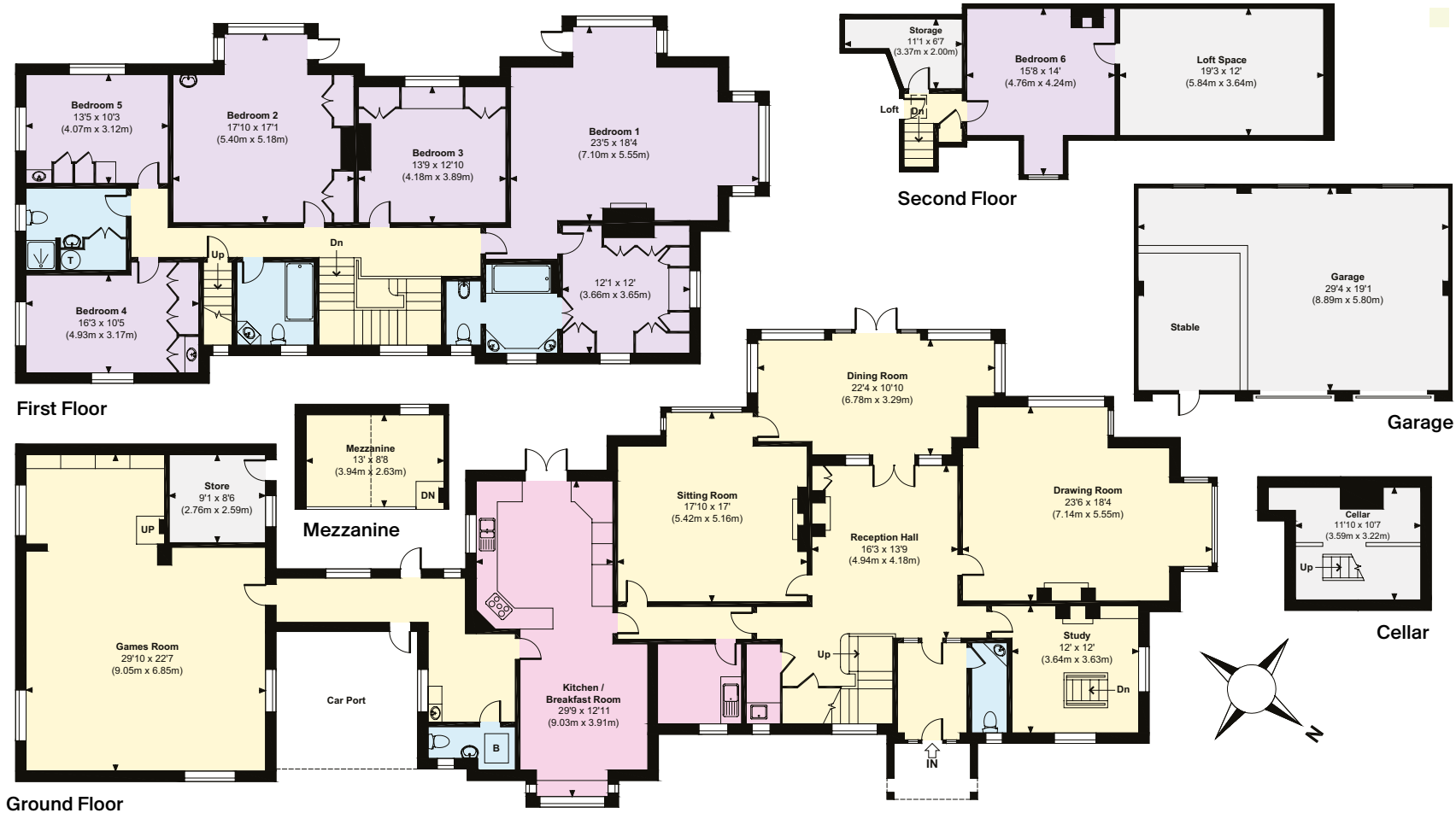
**Guide Price:** £2,500,000



**Approximate Gross Internal Floor Area**  
**Main House = 5140 Sq Ft / 477.56 Sq M**  
**Loft Space = 229 Sq Ft / 21.26 Sq M**  
**Garage = 555 Sq Ft / 51.56 Sq M**  
**Total = 5924 Sq Ft / 550.38 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2023. Photographs and videos dated May 2023.

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