



OAKWOOD

Oakwood, Chilbolton, Stockbridge







# Village Street, Chilbolton, Stockbridge

---

Oakwood underwent a significant refurbishment and extension programme in 2024. The house now enjoys a functional and practical internal layout with abundant natural light. A simple palette of natural materials (oak, limestone, slate) imbues the house with a sense of tranquility and space. Further enhancements include central air-conditioning, air-source heating and a three-phase mains electricity supply with an electric vehicle charging point.

The house is set back from the village road and approached via a gravel driveway with ample parking. Upon entry, a wide hallway flows into the heart of the home, and a spacious dining area and kitchen/breakfast room with large doors provide a direct connection to the outside space. The modern kitchen features a central island and a large picture window with a window seat. The cooking space boasts a spacious larder and luxury appliances by Fisher + Paykel, Bertazzoni and Bosch. Oakwood features two further reception rooms: a sitting room with direct garden access, a wood-burning stove, and a separate study. The ground floor of the property also accommodates a utility room with Bosch appliances, and a shower room and WC. The property's first floor has a large principal bedroom with an en suite shower room leading into a further bedroom/dressing room. Also upstairs is an additional large bedroom with an en suite shower room, built-in wardrobes, two more good-sized bedrooms, and a family bathroom.









Chilbolton is a pretty Test Valley village with a thriving community. Local amenities include a shop/cafe/post-office and a pub; both within a five-minute walk of the property. Picturesque Stockbridge, with its plethora of independent specialist shops, cafes, pubs and restaurants, is just 3.6 miles away. Excellent state schools include Wherwell Primary and Test Valley Secondary. There are numerous private schools in the area, including Farleigh, Twyford, Winchester College, Marlborough College, St Swithun's and Godolphin in Salisbury. The city of Winchester is nine miles away, and the market town of Andover is four miles away, both providing more comprehensive facilities and mainline train stations reaching London Waterloo in 58 minutes (times and distances approximate).







The property benefits from a wrap-round garden designed and recently installed by award-winning King's Oak Landscapes (formerly Hillier Landscapes). A south-facing front lawned area with a limestone coffee terrace leads to a private rear garden and patio bordered by mature fruit trees and shrubs. An historic listed garden wall forms the West boundary. The property also has a double garage at the front with additional access from the study.

Guide Price; £1,650,000

Local authority: Test Valley Borough Council

Council tax band: F

Tenure: Available freehold

Postcode:SO20 6BG





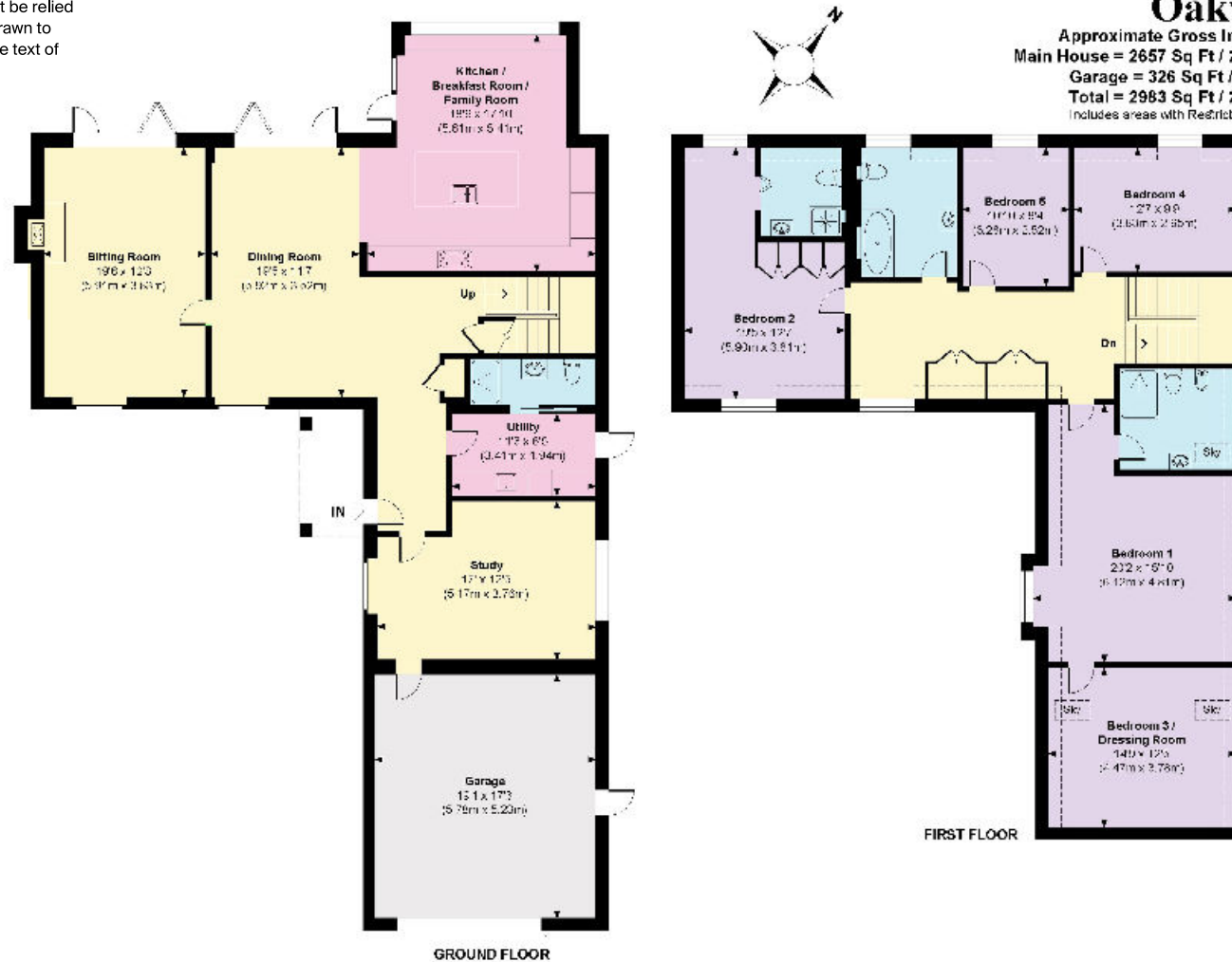




This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

# Oakwood

**Approximate Gross Internal Area**  
 Main House = 2657 Sq Ft / 246.84 Sq M  
 Garage = 326 Sq Ft / 30.24 Sq M  
 Total = 2983 Sq Ft / 277.08 Sq M  
 Includes areas with Restricted room height.



**Knight Frank**  
 Winchester  
 14-15 Jewry Street  
 Winchester  
 SO23 8RZ  
[knightfrank.co.uk](http://knightfrank.co.uk)

----- Indicates restricted room height less than 1.5m  
 We would be delighted to tell you more

**Ed Hunt**                      **Lottie Lambert**  
 01962 677236                      01962 677246  
 edward.hunt@knightfrank.com                      lottie.lambert@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all that information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2024. Photographs and videos dated July 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.