









Newton House, Chilbolton

A spacious five bedroom house in the centre of the village and close to Chilbolton Common



Ground Floor

Entrance room • Sitting room • Study

Kitchen/ Breakfast room • Utility room • Cloakroom

First Floor

Main bedroom with En-suite • Four further bedrooms • Family Bathroom • Shower room

Outside

Attractive Gardens • Flagstone terrace • Summer House / Office • Double Garage • Driveway with ample parking

SITUATION

Stockbridge 3.5 miles • Andover 6 miles • Winchester 10.3 miles

Romsey 14 miles • Salisbury 19.6 miles

Chilbolton is situated in the heart of the Test valley and is a village offering wonderful walks across Chilbolton Common, West downs and the surrounding countryside as well as an excellent range of local amenities including a Post Office/shop, church, village hall and public house. To the north of the village the River Test divides the Parishes of Chilbolton and Wherwell. The river is a major feature of the area and at the western end of the village there is a second Public house, The Mayfly which is located on the banks of the river.

The very popular town of Stockbridge to the south is some four miles distant. Andover, to the north, 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 London Waterloo (in about an hour). Micheldever Station, which is on the Winchester-Waterloo line, is ten minutes away. The cathedral cities of Winchester and Salisbury are about fifteen and thirty minutes drive respectively, and the A303 is close at hand allowing convenient access to the West Country and London (via the M3 motorway).

There is a reputable primary school in the neighbouring village of Wherwell, approximately 1½ miles away. There are good secondary schools in Stockbridge and Winchester and where there is also the very popular Peter Symonds Sixth Form College.

Other nearby schools in the area include the renowned Farleigh, The Pilgrims' School, St Swithun's for girls and Godolphin in Salisbury.

PROPERTY

Newton House is a spacious house built about 30 years ago to a very high standard of specification. There is engineered oak flooring throughout the ground floor. The current owners have carried out improvements to enhance the property Including a new kitchen benefiting from built in cabinetry and integrated appliances. The house has been tastefully decorated and the layout of the rooms along with the large windows in the sitting room and kitchen provide a light and open feel throughout.

Three of the five bedrooms include built in storage and the bathrooms offer contemporary facilities throughout. The fifth bedroom is situated on the second floor which could also be used as a second living area/ playroom.

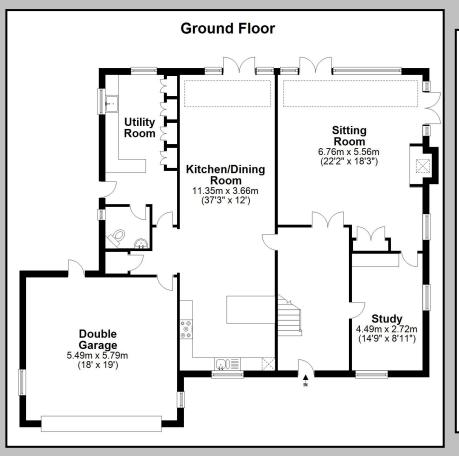
The integral double garage also offers flexibility

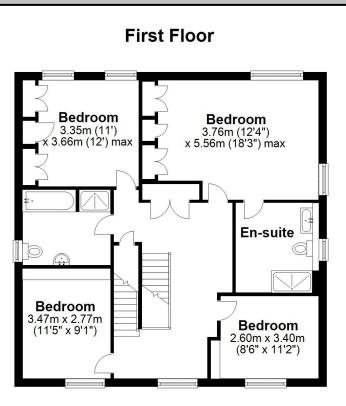
For additional accommodation if required.

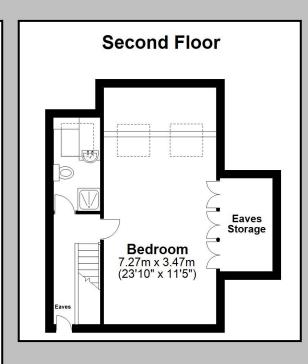


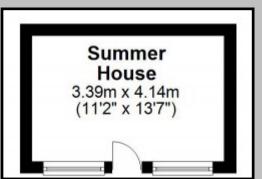
















OUTSIDE

The property is approached off the village road leading to a gravel driveway with ample parking and a double garage.

There is lawned area to the front and the brick and flint walls offer further beds for planting.

On the western elevation there are two paths leading to the rear garden. One path leads to a small west facing courtyard which can also be reached from the sitting room. The path continues on to the main terrace with views to the garden. The borders have been beautifully landscaped with a selection of shrubs and perennials. From the terrace, steps lead to the summer house/office which enjoys a south westerly aspect with glorious views across the valley and the village. The remainder of the garden is laid to lawn with further established planting and a mature beech hedge.

On the east side of the house behind the garage and accessed from the utility room there is a useful terrace with adequate space for wood store and gardening equipment. There is an outside water tap and Calor gas storage.

VIEWING

Strictly by appointment through Myddelton and Major Tel: 01264 316000

SERVICES

Mains Water, Drainage & Electricity, LPG Gas for central heating

TENURE

Freehold

PLANNING AUTHORITY

Test Valley Borough Council

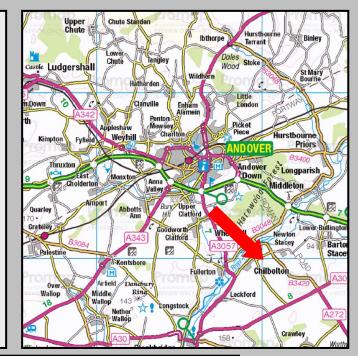
Tel: 01264 368000

DIRECTIONS: Post Code: SO20 6BA

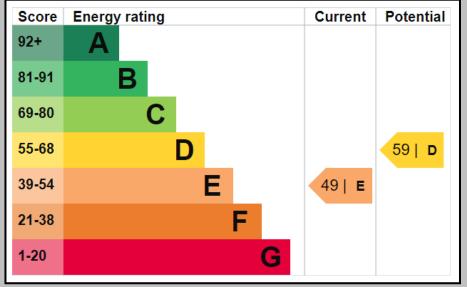
Leave Andover on the A3057 towards Stockbridge.

Just after the Mayfly pub turn left signposted

Chilbolton. Drive approximately two miles down
village street, past the village shop on the left hand
side. As the road curves to the right the property is
situated next to the Abbots Mitre pub.









Money Laundering Regulations 2017

Please note, purchasers will be required to provide identity information so anti-money laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

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