



Newton House, Chilbolton, SO20 6BA

A first class village house in a most picturesque Test Valley village





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

PROPERTY

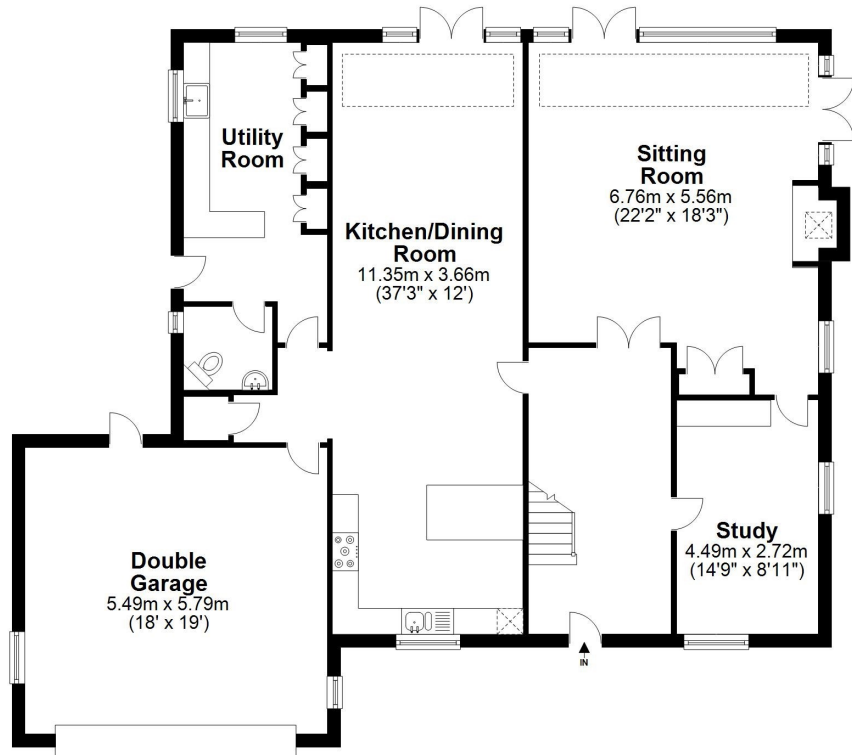
Newton House is a spacious house built about 30 years ago to a very high standard of specification. There is engineered oak flooring throughout the ground floor. The current owners have carried out improvements to enhance the property including a new kitchen benefiting from built in cabinetry and integrated 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.

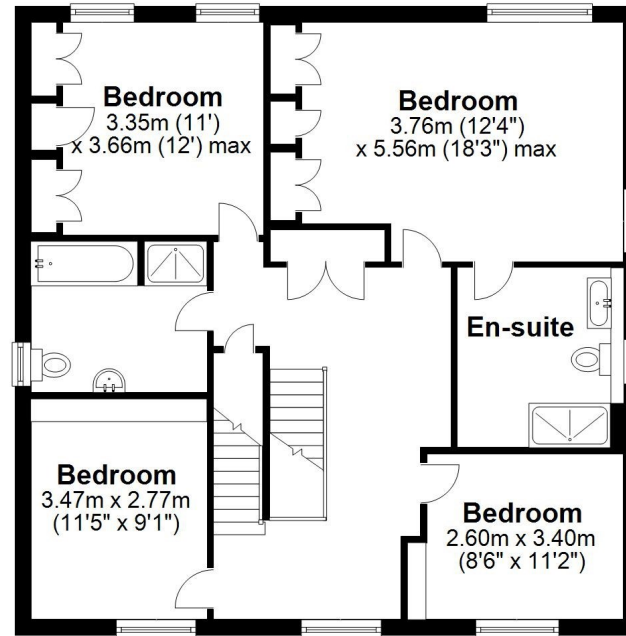
The integral double garage also offers flexibility for additional accommodation if required.



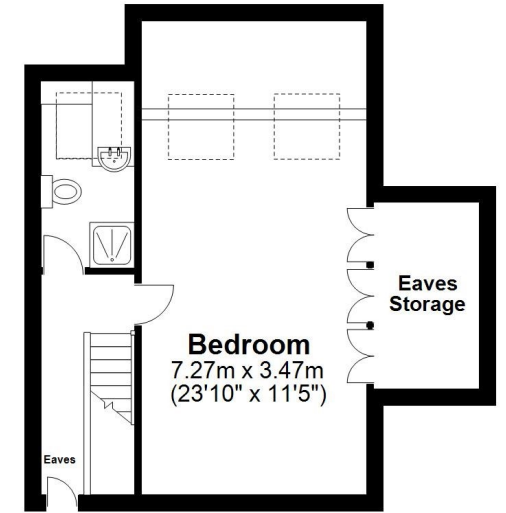
Ground Floor



First Floor



Second Floor



Summer House
3.39m x 4.14m
(11'2" x 13'7")

Total area: approx. 293.50 sqm (3159.70 sq ft)



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

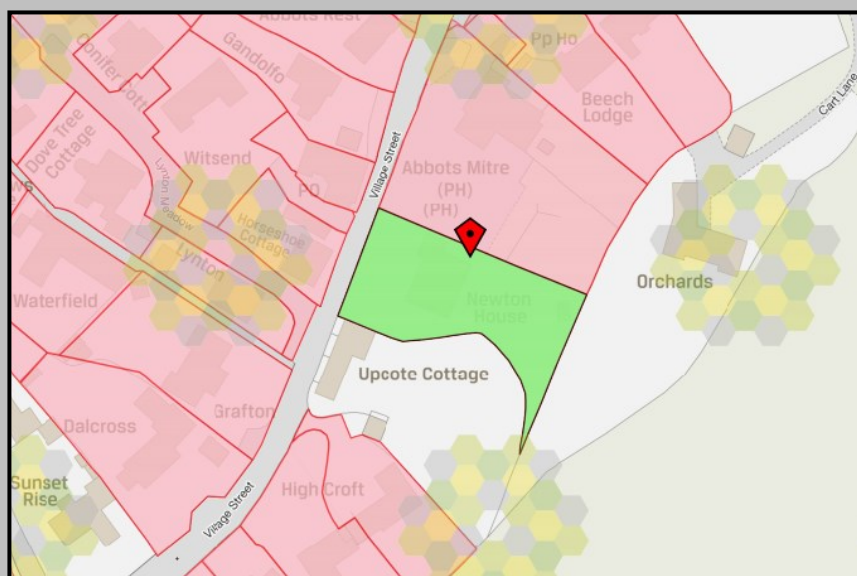
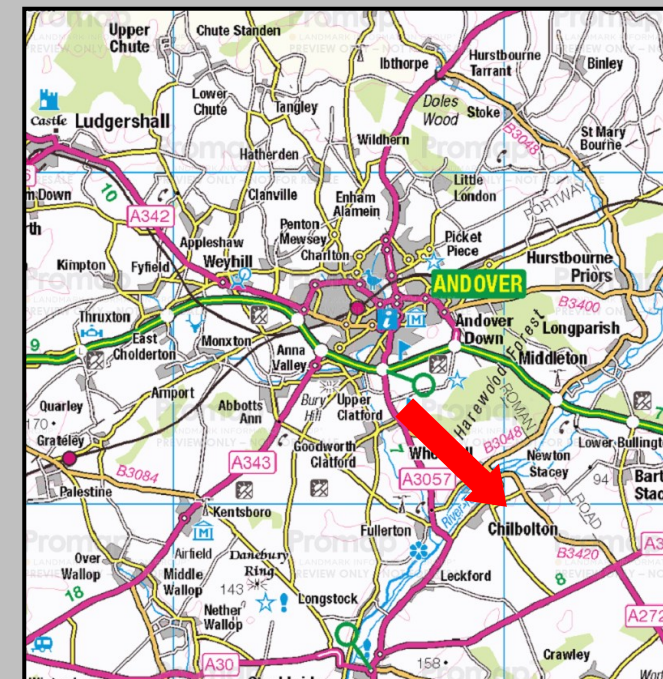
PLANNING AUTHORITY

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	49 E	
21-38	F		
1-20	G		

Money Laundering Regulations 2017

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