

Hellards



At home in Chilland

Lower Chilland Cottage, Lower Chilland Lane

CHILLAND, MARTYR WORTHY, WINCHESTER, HAMPSHIRE, SO21 1EB

Asking Price £1,395,000

- Detached Four-Five Bedroom Detached House
- Idyllic Semi-Rural Setting close to River Itchen
- Beautiful Country Walks from the Doorstep
- Detached Garage and ample Driveway Parking
- Landscaped Southerly-Facing Garden
- Well-Maintained and Presented Throughout

A charming, detached house located in an idyllic setting within the South Downs National Park, and with easy access to the City of Winchester. Lower Chilland Lane is a quiet no-through road; a path at the end of the lane leads to a footbridge over the beautiful River Itchen, from where there is a lovely walk to the neighbouring village of Easton, where there are two well-known pubs.

Lower Chilland Cottage sits in a tranquil position on the lane, close to a footpath to Martyr Worthy and another to Itchen Abbas. It has a southerly-facing, landscaped garden, which is surrounded by hedging, giving it a high degree of seclusion and privacy. A five-bar gate opens onto the driveway, where there is garage and enough space to park a number of cars. The garden wraps around the house, and offers a choice of paved areas for relaxation, a raised pond, and shrub borders surrounding the lawn.





Inside the house, the accommodation comprises an entrance hall, a sitting room with a wood-burning stove, which leads through to the dining room, from where doors open to the lofty garden room/conservatory. An inner hall leads through to a sizeable drawing room, which has a wood-burning stove with twin sets of French doors opening to the garden. There is a fitted kitchen, breakfast room and further dining area, as well as a utility room and cloakroom.

The first floor landing is large enough to provide for a study area. Off the landing, there are three double bedrooms, all having built-in wardrobes and two having en-suites. In addition, there is a single bedroom and family bathroom. A spiral staircase leads up to two rooms built in the loft.

The villages of Chilland and Martyr Worthy are located between Itchen Abbas and Winchester and have good access to the M3 and the A34 for London, the South Coast and the Midlands. There is direct rail access to London from Winchester station, which is about 10-12 minutes' drive away. Southampton Airport is about 20 minutes away, whilst it will take 1 1/4 hours to get to Heathrow Airport. There are excellent schools available in the vicinity, including Princes Mead, St Swithuns and Peter Symonds College.

SERVICES

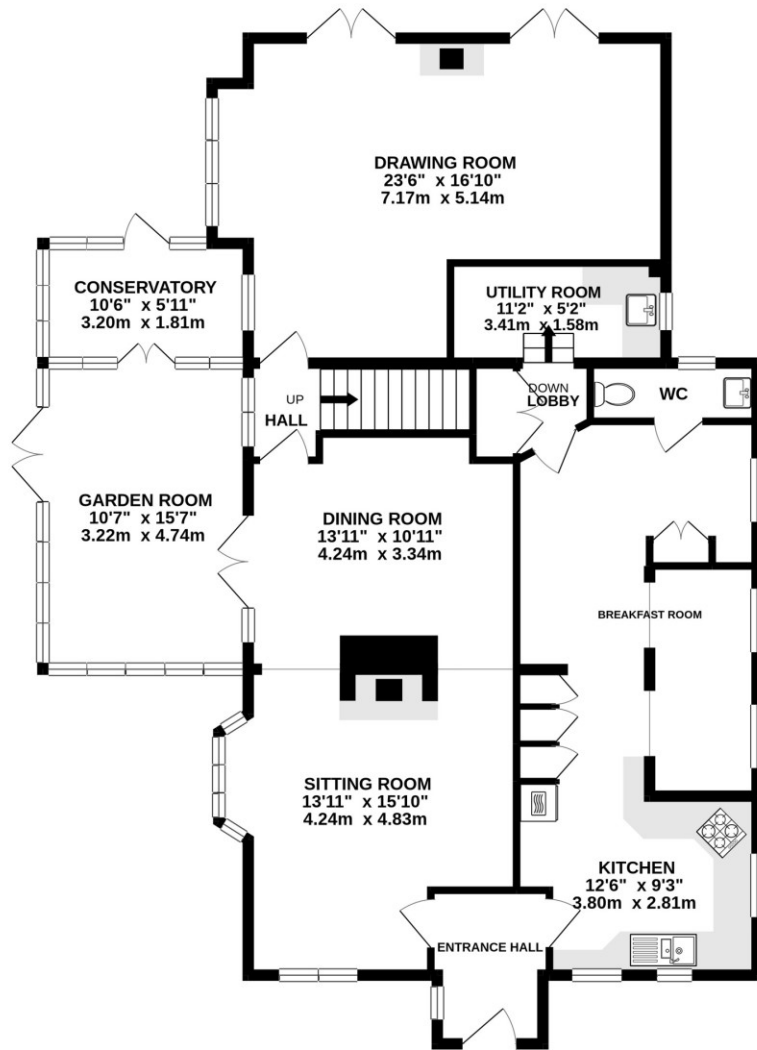
Mains gas, electricity and water are connected. Private drainage system.

LOCAL AUTHORITY INFORMATION

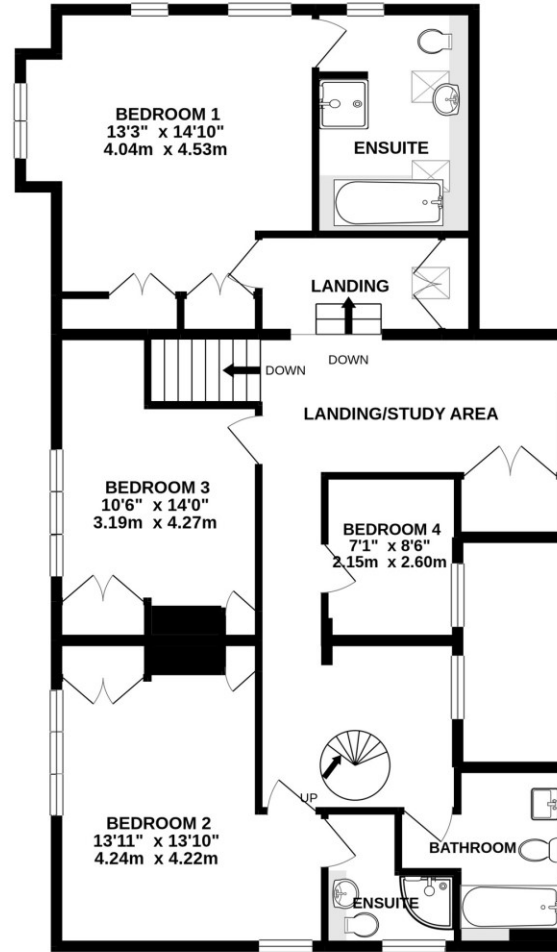
Winchester City Council
Council Tax Band: G



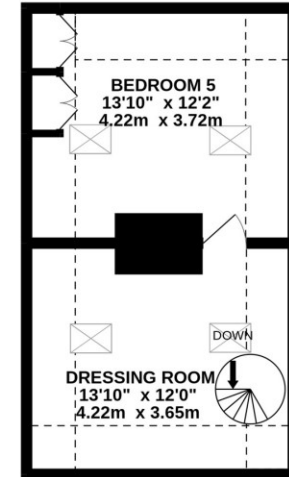
GROUND FLOOR
1465 sq.ft. (136.1 sq.m.) approx.



1ST FLOOR
1133 sq.ft. (105.3 sq.m.) approx.



ATTIC ROOMS
320 sq.ft. (29.7 sq.m.) approx.

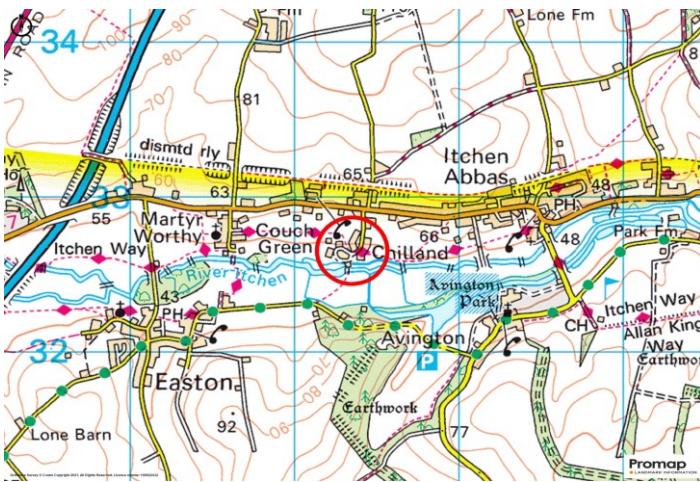


TOTAL FLOOR AREA : 2919 sq.ft. (271.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

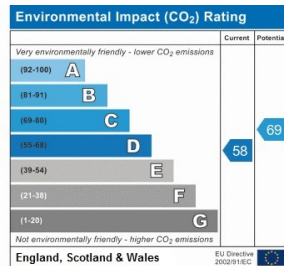
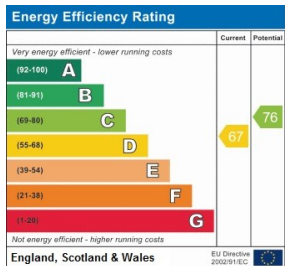
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DIRECTIONS

From Alresford proceed west, in the direction of Winchester. As you come out of the town take the right hand turn signposted to Kingsworthy and Itchen Abbas. Proceed along this road for over 3 miles driving through the villages of Itchen Stoke and Itchen Abbas. As you drive out of Itchen Abbas, turn left into Lower Chiland Lane. Lower Chiland Cottage will be found on the right hand side after 300m.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

