



7 TEST RISE

CHILBOLTON, STOCKBRIDGE, HAMPSHIRE

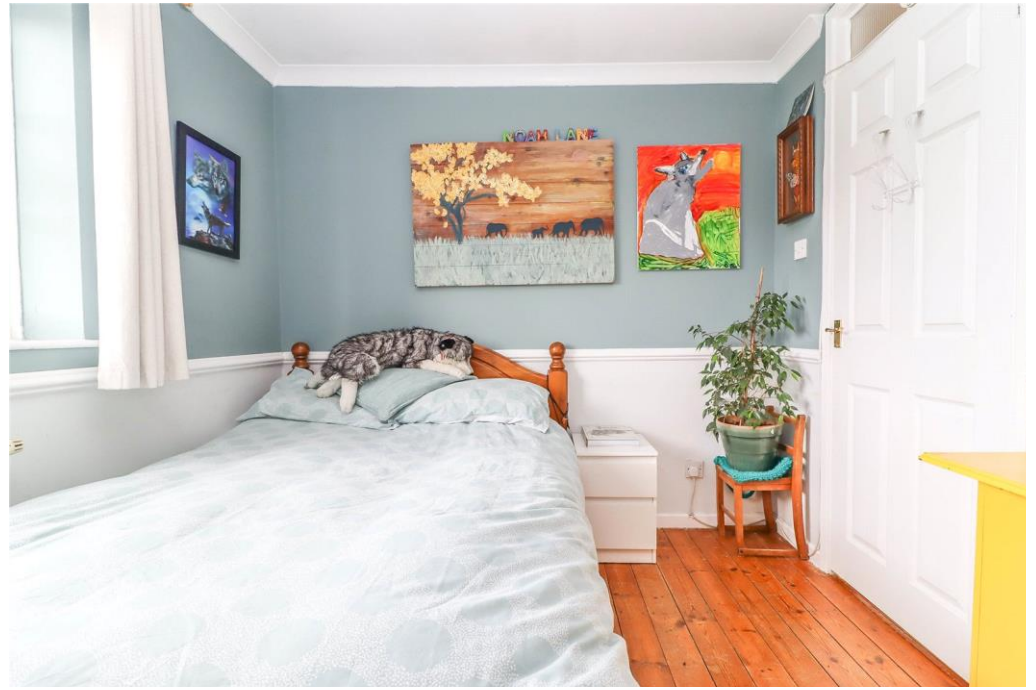
EVANS & PARTRIDGE











7 TEST RISE, CHILBOLTON, STOCKBRIDGE, HAMPSHIRE, SO20 6AF

A MID TERRACE THREE BEDROOM FAMILY HOUSE WITH SCOPE FOR AN EXTENSION, STPP AND RESTYLING WITH A GOOD SIZED GARDEN AND NEAR GARAGE, QUIETLY SITUATED IN THIS HIGHLY SOUGHT-AFTER VILLAGE

HALL, LIVING ROOM, KITCHEN / DINER, BOILER ROOM / STORE, CLOAKROOM
THREE DOUBLE BEDROOMS, FAMILY BATHROOM, GOOD SIZED WELL ENCLOSED REAR GARDEN
GARAGE NEARBY IN A BLOCK AT THE END OF THE CLOSE
QUIET VILLAGE SETTING IN WELL ESTABLISHED CLOSE
BEAUTIFUL NEARBY WALKS - COW COMMON, WEST DOWN AND THE TEST WAY
SHOPS/CAFE AND WELL-REGARDED PUBS IN WALKING DISTANCE

OFFERS INVITED AROUND: £345,000 Freehold

DESCRIPTION

A mid terrace house constructed of brick and tile hung elevations beneath a tiled roof with UPVC double glazing and oil-fired central heating. The accommodation comprises a porch, hall with cloakroom, living room with large glazed doors opening into the rear garden, kitchen/diner and a long boiler/store leading from the front of the house into the rear garden. To the first floor there is a central landing, three double bedrooms and family bathroom with shower. The house offers great scope for some modernisation and restyling in areas, especially renewing the existing kitchen. Others in the terrace have added a rear extension which may be possible here subject to planning. The property enjoys a good sized level rear garden and there is a separate garage within a block at the end of the close.

LOCATION

The property is situated in the sought after village of Chilbolton which has a Post Office/store, church, village hall and public house. A second public house The Mayfly sits on the banks of the River Test. There are many excellent walks to West down and Chilbolton Common – a Designated Area of Special Scientific Interest and a renowned local beauty spot. There is a reputable primary school in the neighbouring village of Wherwell, approximately 1½ miles away, and the picturesque town of Stockbridge, some four miles distant. Andover, 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 Waterloo. The cathedral cities of Winchester and Salisbury are about fifteen and twenty-five minutes' drive respectively, and the A303 is close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

Entrance Porch	Brick plinths supporting UPVC double glazed elevations beneath a flat roof. Part obscure glazed door from outside. Ceramic tiled flooring. Internal small pane obscure glazed door into:
Central Hall	Staircase rising to first floor. Coving. LED spotlights. Part decorative glazed door to living room. Open doorway into kitchen/dining room and panelled door to cloakroom.
Cloakroom	Low level WC. Obscure glazed window to front aspect. Central ceiling light point. Oak effect vinyl flooring.
Living Room	(Good sized reception room) Featuring large central glazed double doors with further full height glazed panels to either side opening onto the rear patio and enjoying views up the good sized rear garden. Ceiling coving. Pendant light point. High level open arch through to kitchen/diner.

Kitchen / Diner Stainless steel 1½ bowl sink unit with mixer tap and drainer. Roll top work surfaces with tiled splash backs. A range of high and low level cupboards and drawers. Free-standing cooker comprising two ovens, grill and four ring ceramic hob, extractor fan and light over. Space for fridge freezer. Recess and plumbing for dishwasher with space beside for washing machine. Ceiling light points. Down lighters. Coving. Half decorative glazed door into:

Inner Passage / Boiler Room / Store Part glazed UPVC doors to front and rear. Ceramic tiled flooring throughout. Brick recess housing oil fired boiler. Space for comprehensive shelving, coat hooks and appliances. Window to rear aspect. Ceiling light point. Meter and fuse box.

FIRST FLOOR

Spacious Central Landing Loft hatch. Spotlights. Double doors conceal deep cupboard housing lagged cylinder with fitted immersion, slatted shelving above.

Bedroom One (Double bedroom) Exposed pine floorboards. Picture window overlooking the rear garden. Feature wall using distressed limed timber. Ceiling coving. Pendant light point.

Bedroom Two (Double bedroom) Wide picture window to front aspect. Deep alcove/open fronted wardrobe with cupboard above. Ceiling coving. Pendant light point.

Bedroom Three (Double bedroom) Exposed pine floorboards. Window overlooking the rear garden. Ceiling coving. Dado rail. Pendant light point.

Family Bathroom White suite comprising deep bath, mixer tap/handheld shower attachment to one end. Wash hand basin with double cupboard beneath. Mixer tap and double cupboard over. Low level WC. Glass door into tiled enclosure with Mira Jump electric shower. Oak effect vinyl flooring. Part tiled walls with decorative band. Large mirror to one wall. Shaver socket. LED down lighters. Extractor fan. Obscure glazed window to front aspect.

OUTSIDE Path to front entrance porch. Gravel border to side, ideal for potted plants and trees.

Front Garden Laid to level lawn.

Rear Garden (Generously proportioned) Wide paved patio area. Raised oil tank. Good sized level lawn with well-stocked herbaceous borders, all well enclosed by tall close boarded and shiplap fencing. Timber shed to rear corner with Photinia tree to opposite corner.

Garage Located at the end of the close within a block. Up and over door to front, concrete panel construction.

Services Mains electricity, water and drainage. Oil fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.

Directions SO20 6AF

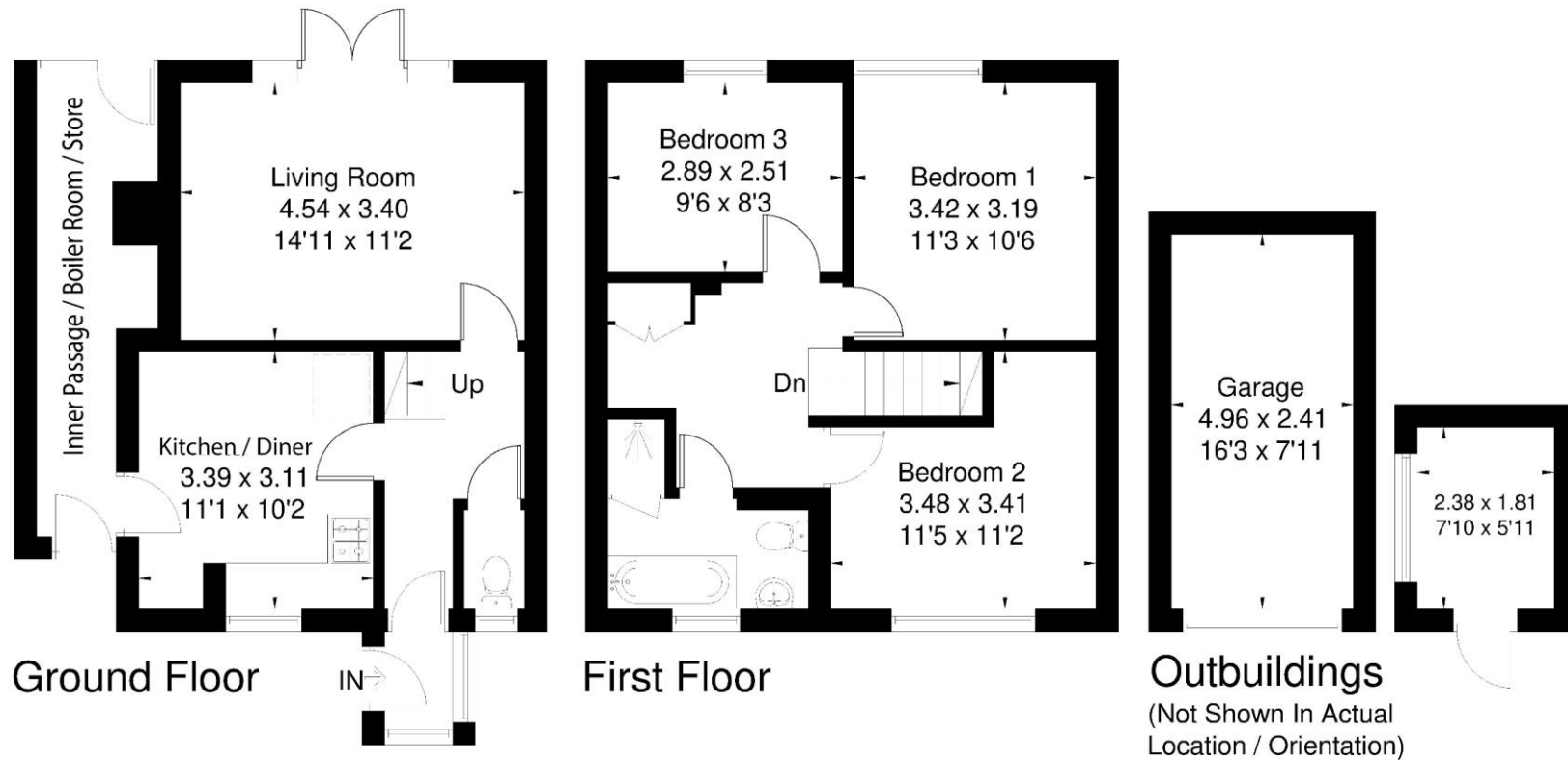
Council Tax Band C

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Approximate Floor Area = 89.7 sq m / 965 sq ft
 Outbuildings = 16.2 sq m / 174 sq ft
 Total = 105.9 sq m / 1139 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #71226

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
95-111	B		
80-95	C		
65-80	D		
49-65	E	44	
31-49	F		
1-31	G		
Not energy efficient - higher running costs			85

England, Scotland & Wales EU Directive 2002/91/EC