

CHATTIS HILL HOUSE, SPITFIRE LANE

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EVANS & PARTRIDGE















CHATTIS HILL HOUSE, SPITFIRE LANE, CHATTIS HILL, STOCKBRIDGE, HAMPSHIRE, SO20 6JS

A LARGE FAMILY HOUSE WITH A RANGE OF VERSATILE OUTBUILDINGS STANDING IN JUST OVER NINE ACRES OF GARDENS, GROUNDS AND PADDOCKS SET BACK FROM THE ROAD AND BACKING ONTO FARMLAND IN A RURAL SETTING JUST 1.5 MILES WEST OF STOCKBRIDGE

OFFERS INVITED AROUND: £2,150,000 Freehold

DESCRIPTION

An impressive, imposing Edwardian family house standing to the rear of its 9 acre grounds approached by a long private drive bounded by lines of mature Lime trees, dissecting large level paddocks on either side. The house faces due South with wraparound garden, on the West side of the house there is a croquet lawn and hard tennis court, but this does need complete re-instatement. An attractive detached brick building behind the main house, formerly a squash court, offers scope for conversion into ancillary accommodation. In addition, there is comprehensive garaging, workshop/hobbies barn and a block of stables. From an equine perspective there is plenty of grazing and a separate access for outriding onto Spitfire Lane. The house provides light and airy accommodation (5,500 sq ft) arranged over three floors with spacious reception rooms and seven double bedrooms. The outbuildings provide a further 4,000 sq ft of space. An ideal family house and grounds just a few minutes' drive of Stockbridge and easy striking distance of Winchester, Salisbury and commuting by rail (Grateley, Winchester, Andover) or road A303 and M3/A34.

LOCATION

The property is rurally situated about 1.5 miles west of Stockbridge which offers a variety of shops, a post office, hotels and restaurants, cafes, public houses, churches, a doctor's surgery, primary and secondary schools. The cathedral cities of Salisbury and Winchester and the abbey town of Romsey are all within a twenty minute drive, and the A303 is close at hand allowing convenient access to London and the West Country. There are also mainline railway stations in Winchester and Andover (both about fifteen minutes' drive away) as well as Grateley (about ten minutes' drive) with fast trains to Waterloo.

ACCOMMODATION

Porch	Rolled lead canopy on decorative gallows. Chamfered brick reveals around panelled door into:
Entrance Hall	Leaded window to side aspect. Black and white limestone tiled floor. Half arched glazed door into main hall, further door to:
Cloaks/Boot Room	Large windows on two aspects. Quarry tile flooring. Long window seat, storage beneath. Wash hand basin, mirror over. Tall cloaks cupboards and external coat hooks. Door to WC:
Main Hall	High ceiling. Floorboards. Principal staircase to first floor. Deep walk-in store beneath staircase two with light.
Drawing Room	A substantial L-shaped main reception room with dual aspect fireplace housing a raised dual aspect log burner. Substantial bay window almost to the full width of the room to the front aspect. Glazed double doors to the front garden and views over the grounds. Oak flooring. Bespoke built-in dressers to two walls. High ceilings.
Dining/Family Room	Part divided by a large arch also with wide bay corner window to front aspect. Door to outside. Large picture window to side aspect. Terracotta tile flooring throughout. Open brick fireplace (currently not in use) with display shelving to either side. Back hall (connects kitchen/breakfast room and utility/prep kitchen).
Back Hall	(Connects kitchen/breakfast room and utility/prep kitchen), Staircase two and second WC. Cupboard housing meter and fuse box.
Second WC	Wash hand basin on wash stand with glass sill beneath. WC. Quarry tile flooring.
Study	White washed floorboards. Two large windows to the side/West aspect. Former cast iron Victorian fireplace (currently not in use). Recesses to either side of chimney breast with built in shelving. High ceiling.
Kitchen/Breakfast Room	(With informal Dining Area) Four oven oil fired aga, traditional double hob and warming plate to side. Arched recess with stainless steel splashback, utensil rail above, extractor over. Oak fronted cupboards and drawers. Pine dresser to one wall, deep cupboards with drawers above, deep display sill over and glazed china display cabinet above. Hardwood work surfaces and large central wood topped island with inset Belfast sink unit and breakfast bar to one side, plumbing for dishwasher beneath. Space and plumbing for American style fridge freezer within tall arch. High white washed timber clad ceilings with downlighters. Terracotta tiled flooring throughout.

Informal Dining Area	Featuring full length glazing to the rear aspect and corner, glazed doors open into a porch and courtyard area. High profile ceiling with velux windows. Alcove at one side leading round to a door into a deep shelved pantry.
Utility/Prep Kitchen	A large room with high ceilings. Windows to the side aspect. Stainless steel sink with double drainer. A comprehensive range of high and low-level cupboards and drawers. Long hardwood work surfaces. Alcove with power point for cooker and additional freezer. Space and plumbing for washing machines, a secondary dishwasher and tumble dryer. Terracotta tiled flooring. Two high leaded windows to rear aspect, large door beneath to outside.
<u>First Floor</u>	
Principal Staircase/Landing	Features an attractive, wide oriel bay window to the side aspect with deep display sill. Part divided by arch. High ceiling with picture rail. Floorboards.
Staircase 2	Descending to ground floor with staircase above rising to the second floor. Linen cupboard.
Principal Bedroom Suite	A substantial dual aspect bed/sitting room. Wide bay window to the front aspect. Further window to side aspect. High ceiling. Half glazed door onto central balcony.
Dressing Room	Window. Sliding door to family shower room.
Principal En-Suite Bathroom	Polished granite topped sills with porcelain tiling beneath. Large cast iron four claw rolled top bath. Wash hand basin in long polished granite sill, cupboards and drawers beneath. Circular mirrors over. WC. Bidet. An extensive range of built-in tall cupboards. Large window to side aspect. High ceiling with downlighters. Loft hatch. Slate flooring.
Bedroom 2	Large double bedroom. Wide bay window. Half glazed door to one side on to central balcony. Deep alcove with tall shelving unit.
Bedroom 4	Spacious dual aspect double bedroom. Two large windows to the rear aspect. Further high leaded window to side aspect. Open fireplace (concealed but not in use). Corner vanity unit basin with tiled splashback, mirror above cupboard beneath. Built-in corner wardrobe.
Bedroom 3	Substantial dual aspect double bedroom. Exposed floor boards. Picture window to side aspect. Two leaded windows to rear aspect. Corner vanity unit basin with shaver socket to side, cupboard beneath.
Family Shower Room	Timber wash stand with raised circular basin above, mixer tap, tiled splashback and mirrored surround incorporating storage. Spiral chrome towel radiators. Bench. Large shower enclosure with overhead and hand shower attachments. WC. Mainly tiled walls. Tiled flooring with raised oak drying area. Window to front aspect.
<u>Second Floor</u>	
Landing	Large velux window. Floorboards. Access into loft.
Bedroom 5	Large double bedroom. Two substantial windows to the front aspect. Floorboards.
Bedroom 6	Large double bedroom. Wide window to side aspect. Fireplace (not in use).
Bedroom 7	Double bedroom. Cast iron fireplace (not in use). Pine floorboards. High window to rear aspect with seat. Low door into boarded loft. Further door and step up into:
Tower Room	Two windows to the side aspect. Floorboards. An ideal children's study area. Open tread staircase and hatch to the castellated tower from where impressive views are enjoyed over the grounds and beyond.
<u>Outside</u>	
Courtyard Area	(To rear of main house) An enclosed split-level area. Raised entertaining deck opening onto low gravel terrace with potted plants. Long single storey brick outbuilding accessed from courtyard, divided into Log Store/Boiler Room: Vaulted ceiling. Sheila Maid. Stairs descend to an oil-fired boiler. Work Room: Quarry tile and concrete flooring. High ceiling. Windows. Door into, Store/Freezer Room: Roll top work surfaces. Windows on two aspects.
Coach House	(Located on the far side of the courtyard) An attractive brick outbuilding with tiled roof. Ideal for conversion into ancillary accommodation (subject to consent). Formerly this building was a squash court and latterly has been used as substantial work shop with basic first floor annexe. It was never a coach house/cottage but has that potential. Leaded porch at front into Hall: Two windows to front aspect. Hand basin and WC. Narrow turning staircase rises to the first floor. Central door into:

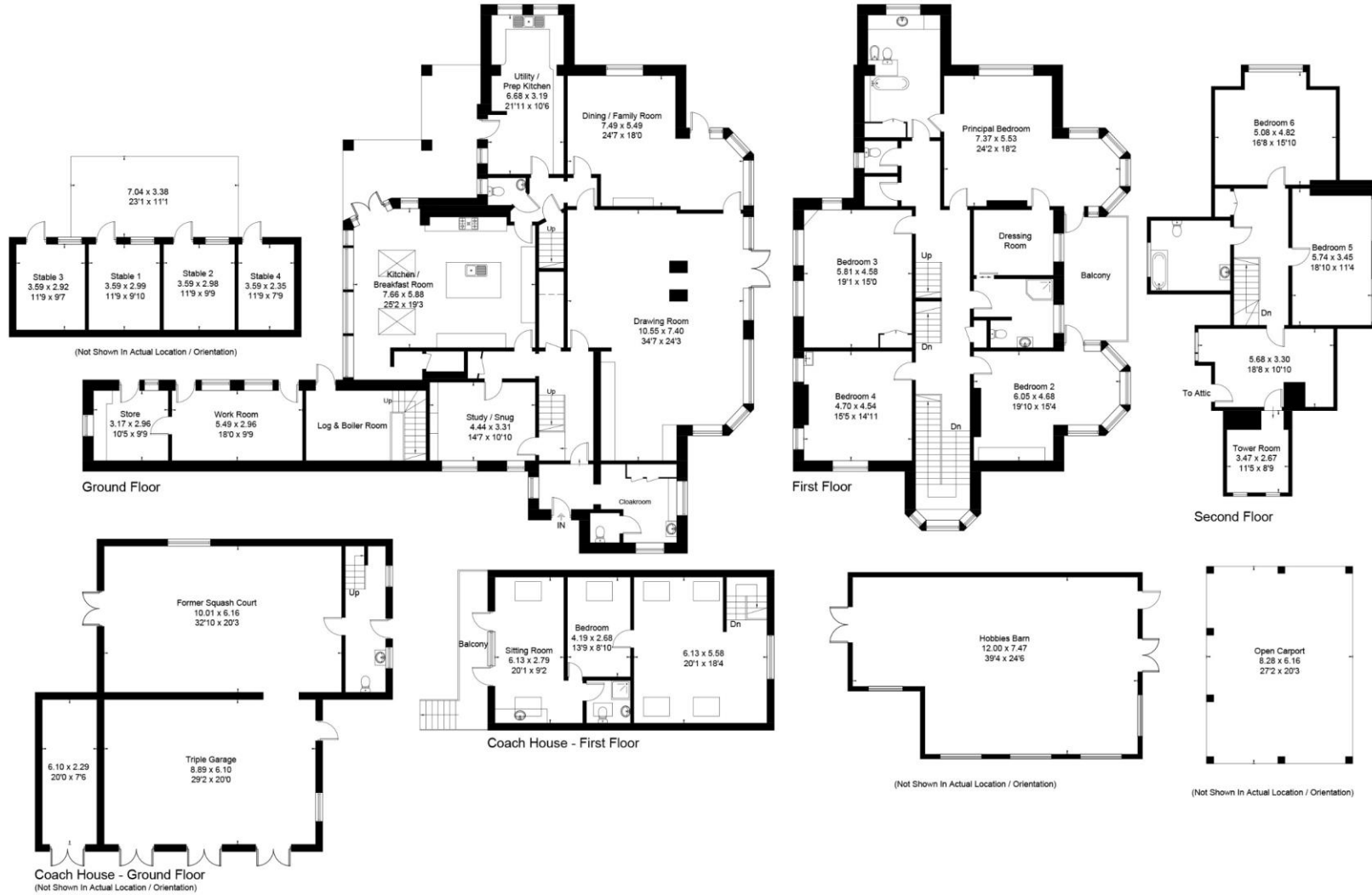
Former Squash Court	Pine flooring. Central glazed double doors to rear. Window to side aspect. Numerous power points and lights. Internal opening into:
First Floor/Annexe	Front section boarded loft area. Large opening in floor to below. Window to front. High vaulted ceiling with conservation lights to either side aspect. Door to Bedroom: High ceiling. Conservation light. Door into Sitting Room with Kitchenette. Tall apex glazing to rear aspect. Doors onto balcony with stairs to outside. Kitchenette: Long rolled top worksurface, sink, cupboards and drawers. Conservation light. Door to Shower Room: Basin, WC, shower. Conservation light.
Triple Garage	Block elevations beneath a profile corrugated roof. Three bays open beneath. Light and power connected. Further tractor store/garage to end.
<u>OUTSIDE</u>	
Entrance	Wide opening off A30 onto a long mature Lime tree avenue driveway with central electric gate over cattle grid and to the side of the house and garaging. Plenty of off-road parking and a triple car port.
<u>Additional Outbuildings</u>	
Stables	Timber framed and clad, concrete area to front and extended covered porch for loose boxes. Water and light. Starvation paddock. Gates to paddocks.
Hobbies Barn	(To the rear of the stables) Large detached hobbies barn, built for the construction of a kit airplane. Concrete slope to double doors. Smooth concrete floor. Part vaulted ceiling. Windows to rear aspect. Light and power connected. Numerous power points. Sink to one corner.
Grounds and Paddocks	Level lawns extend around the house. The bulk of the acreage is divided into stock fenced paddocks enclosed and sheltered along the boundaries by mature trees and hedging. Field Shelter. Croquet lawn. Hard tennis court, not useable and in need or reinstatement. Singe garage/tractor store. Separate gated access to Spitfire lane for walks and outriding.
Services	Mains water and electricity. Private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6JS
Council Tax Band	G

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Approximate Floor Area = 514.0 sq m / 5,528 sq ft
 Annexe = 78.0 sq m / 843 sq ft
 Outbuildings = 299.0 sq m / 3,218 sq ft
 Total = 891.0 sq m / 9,589 sq ft



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Energy Efficiency Rating		Current	Potential
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			