



**EVANS & PARTRIDGE**

**GLENSIDE, STATION ROAD**  
**CHILBOLTON, STOCKBRIDGE**

















# GLENSIDE, STATION ROAD, CHILBOLTON, STOCKBRIDGE, HAMPSHIRE, SO20 6AW

AN INDIVIDUALLY DESIGNED SPLIT LEVEL HOUSE, OFFERING SPACIOUS OPEN PLAN LIVING ACCOMMODATION WITH A CONTEMPORARY FEEL, SITUATED ON THE EDGE OF THIS HIGHLY SOUGHT AFTER VILLAGE.

ENTRANCE HALL  
LARGE MAIN RECEPTION ROOM INCORPORATING DINING ROOM AND KITCHEN  
REAR LOBBY/UTILITY AREA, CLOAKROOM  
PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN SUITE BATHROOM  
THREE FURTHER BEDROOMS, FAMILY BATHROOM  
PARKING, GARDENS

**OFFERS INVITED AROUND: £715,000 Freehold**

## DESCRIPTION

A large detached modern house with a contemporary feel built in 2006; constructed of painted rendered elevations beneath a slate roof with the benefit of aluminium faced double glazed windows, LPG fired central heating and contemporary stainless steel guttering. The light and airy accommodation comprises a spacious reception hall with ceramic tiled floor with solid oak treads rising to the upper floor and also descending to the lower level. The main reception room has a magnificent vaulted ceiling with two central oak columns, casement windows on two aspects and oak flooring throughout. Within this area there is a beautifully fitted kitchen comprising maple units, granite work surfaces and integrated appliances. On the lower floor there is a passageway with doors leading to the principal bedroom with dressing area and en suite, three further bedrooms (one of which could be used as a study) and a family bathroom.

## LOCATION

The property is situated on the corner of Station Road on the outskirts of Chilbolton. The village offers a variety of local amenities including a post office/store, church, village hall and public house. A second public house 'The Mayfly' sits on the bank of the River Test and is just a few minutes' walk away. There are many charming walks from Joys Lane, in the centre of the village, to Chilbolton Common; a designated Area of Special Scientific Interest and a renowned local beauty spot particularly noted for its rich flora and traversed by the River Test. West Down also a short walk away is ideal for dog walking. There is a reputable primary school in the neighbouring village of Wherwell, approximately 1½ miles away, and the picturesque town of Stockbridge is some four miles distant. Andover (also four miles) 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

<b>Porch</b>	Covered. Contemporary light and post box. UPVC glazed door with full height glazing to either side leading into:
<b>Reception Hall</b>	Window overlooking driveway. Limestone effect tiled floor. High profile ceiling with spot lights. Floating oak tread staircase with stainless steel balustrade to side rising to upper ground floor and descending to lower ground floor. Solid core oak doors to utility and cloakroom.

<b>Utility Room</b>	Marble effect roll top work surface with space and plumbing for washing machine and space for dryer. Window overlooking driveway. Glazed door to outside. Downlighter. Limestone effect tiled floor. Cupboard with meter/fuse box.
<b>Cloakroom</b>	White suite comprising low level WC suite and pedestal wash hand basin with tiled splash back. Limestone effect tiled floor. Downlighter. Window.
<b>Upper Ground Floor</b>	A substantial open plan living area with kitchen/breakfast and separate dining areas.
<b>Sitting Area</b>	Oak floorboards and two central oak columns. High vaulted ceiling. LED downlighters. Two sets of aluminium frame glazed double doors with views across the Test Valley. Further similar doors and window to side aspect. Contemporary LPG stove on steel hearth. Central light point and fan
<b>Open Plan Kitchen/Breakfast Room</b>	Circular stainless steel sink unit with mixer tap and circular drainer to side. Granite work surfaces and peninsular unit incorporating breakfast bar with spotlights above. Range of Maple fronted high and low level cupboards and drawers. Flavel range with two ovens, grill, five zone ceramic hob and contemporary stainless steel hood above. Integrated slimline dishwasher, under counter fridge and freezer. High profile vaulted ceiling. Window to side aspect.
<b>Dining Area</b>	Ample space for table with three pendant light points above. Profile vaulted ceiling.
<b><u>Lower Ground Floor</u></b>	
<b>Passageway</b>	Solid core oak doors to bedrooms and family bathroom. Two downlighters.
<b>Principal Bedroom Suite</b>	Double Bedroom. Dual aspect. Windows to front and side aspects. Downlighter. Opening into:
<b>Dressing Area</b>	Window to front aspect. LED downlighter. Large walk-in wardrobe cupboard with hanging rail and shelving. Further built-in wardrobe cupboard.
<b>Bathroom</b>	White Heritage suite comprising wash hand basin with mixer tap on beech washstand, mirror above, drawer and storage beneath. Panelled bath with mixer tap and tiled surround. Low level WC. Glass door into tiled enclosure with Mira Sport Max shower. Ceramic tiled floor. Window to side aspect. Downlighter. Extractor fan.
<b>Bedroom 2</b>	Window to side aspect. Built-in wardrobe cupboard. Downlighter.
<b>Bedroom 3</b>	Window to side aspect. Downlighter.
<b>Bedroom 4/Study</b>	Window to side aspect. Downlighter.



<b>Family Bathroom</b>	Large white suite comprising contemporary raised bath with mixer tap and tiled surround. Polished granite sill with wash hand basin, mixer tap, tiled splash back, mirror and light above, cupboard and drawers above and below. Low level WC suite with encased cistern. Glass door into tiled enclosure with Mira Sport shower. Ceramic tiled floor. Window to side aspect. Downlighter. Cupboard housing Worcester LPG fired boiler. Further cupboards.
<b>Outside</b>	Access off Station Road over a tarmacadam approach serving the property and its immediate neighbour. Access onto a generous gravelled driveway providing ample parking. Paved path with border to side leads to the main entrance. Herbaceous border, lawn and raised decked area (in need of replacement) to opposite side. The side boundary is enclosed by close boarded fencing. Timber garden shed. Paved and gravelled path, with hedging to the boundary, leads down Station Road at the side of the property.
<b>Garden</b>	Compact area leading round to the front and opposite side of the house. Two lawned areas and Sandstone terrace, well enclosed by mixed hedging and close boarded fencing. Mature shrubs including a smoke bush. Outside light and tap.
<b>Services</b>	Mains water, electricity and drainage. LPG gas fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SO20 6AW
<b>Council Tax</b>	F

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**  
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Approximate Area = 173.5 sq m / 1867 sq ft  
Including Limited Use Area (0.8 sq m / 9 sq ft)



Lower Ground Floor



First Floor

Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 302534

