



High View

Chilworth Old Village

Guide Price £1,150,000



**CHARLES POWELL**  
ESTATE AGENTS



“ We love the location, tucked away in a small hamlet overlooking countryside and woodland but only 10 minutes from the centre of Southampton. ”



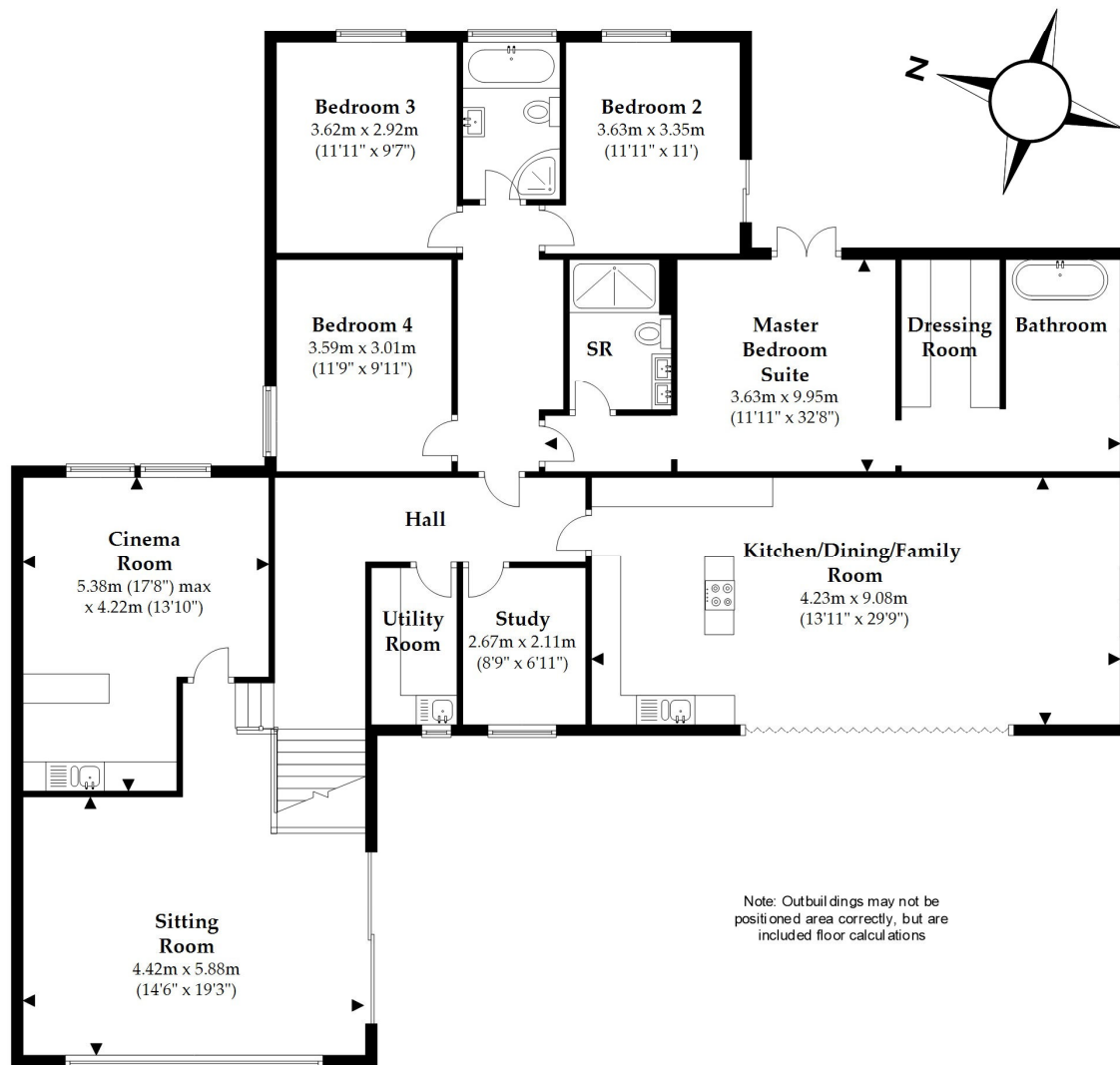




“ The children love running in and out to the garden through the large doors whilst we can sit, enjoy the views in the sunshine and the spectacular sunsets across the fields. ”

### Upper Ground Floor

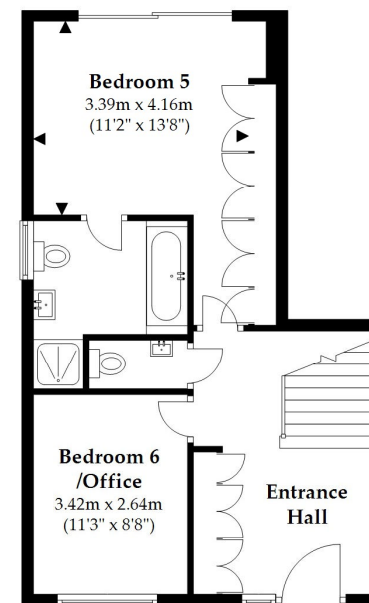
Approx. 195.7 sq. metres (2106.7 sq. feet)



Note: Outbuildings may not be positioned area correctly, but are included floor calculations

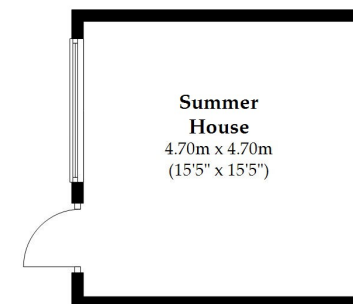
### Lower Ground Floor

Approx. 48.6 sq. metres (523.6 sq. feet)



### Outbuilding

Approx. 22.1 sq. metres (237.8 sq. feet)



Total area: approx. 266.5 sq. metres (2868.1 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood



# High View

## Chilworth Old Village

### SO16 7JP

#### Summary of Features

- ❏ **Stunning 5/6 bedroom luxury home**
- ❏ **Beautifully light accommodation afforded from the clever design to incorporate much glass**
- ❏ **Impressive cinema room with bar and kitchen feature**
- ❏ **Elegant kitchen living room with bifold doors to the sun terrace**
- ❏ **Magnificent countryside views**
- ❏ **Generous parking with consent for a double garage**
- ❏ **Sizeable studio/gym**
- ❏ **Gardens extending to 1/2 acre**

#### Introduction

Probably one of the most stunning and unique contemporary homes in the Southampton area enjoying picturesque and extensive views over the rolling countryside of Chilworth Old Village. Occupying an attractive elevated position in grounds of 1/2 acre and tucked away in this pretty conservation area at the head of a private lane, High View is a landmark home and the embodiment of modern living with elegant and stylish design combining with energy efficient features. The views are wholly impressive, afforded via full width and height windows and doors. The interior décor and layout has been cleverly designed to incorporate much natural light to the five bedrooms, delightful kitchen living room, sitting room, study, family room/office and excellent cinema room with associated kitchen and bar. The front and rear gardens both offer a high degree of privacy and seclusion with the principal patio terrace and lawns enjoying a south westerly aspect. To the fore is generous vehicular parking with planning consent for the erection of a double garage and carport.

#### Description

A solid contemporary security door with glazed side panel opens to the spacious entrance hall which hosts a range of wardrobes, cloaks hanging space and feature tiled flooring which flows into the downstairs cloakroom and to the office. On the same level, enjoying a host of fitted wardrobe space, sliding patio doors to a private terrace and a large ensuite bath and shower room, is the sizeable guest bedroom. Solid oak steps ascend to the first floor and flow to the principal rooms. The interior is stylish with angled vaulted ceilings, oak doors and finishes, all beautifully bright and afforded much natural light and attractive views via large picture windows and bifold doors. Floor to ceiling

display shelving leads to the impressive kitchen breakfast room which features a dual aspect and oversized full width bifold doors opening onto the sun terrace. The kitchen is fitted with a host of white gloss, eye and base level units with light oak surrounds and worktops. A central island hosts a De Dietrich induction hob and side plates with further storage below, whilst other integrated appliances include Neff double ovens and twin fridge and freezers. The room is particularly sociable with space for both dining and lounge furniture. The separate utility room hosts further storage and plumbing for appliances with a plumbed water softener and is adjacent to the useful study.

Steps ascend to the wonderful sitting room which hosts sliding doors to the sundeck and full width picture windows overlooking the adjoining paddocks and far beyond. The cinema room is wholly impressive, perfectly designed for purpose incorporating a kitchen area, with breakfast bar, wine cooler, dishwasher and storage. Naturally the room offers integrated audio and there is a large picture window overlooking the rear.

An inner hallway offers extensive wardrobe and storage space and is from where the sleeping accommodation radiates. The master suite, typical of the rest of the house, is beautifully designed in a contemporary open plan format to include a bedroom with patio doors to the rear garden, a walk in wardrobe with a host of storage and a dressing room with a luxurious elipse bath and stylish oak backdrop. There is additionally an ensuite shower room with double shower, twin wash hand basin and low level WC. Three further individual bedrooms are served by the family bathroom which also includes a corner shower cubicle.

#### Outside

The property is approached via a gravel driveway culminating in a large turning and parking area fronting the property. Here there is parking for several cars and consent for the erection of a double garage and adjoining car port. The garden is south facing and particularly enjoyable as it is elevated to enjoy stunning views for many miles. Principally lawned, it is wonderfully bordered by stainless steel and wood balustrading and to the side by feature banking giving a woodland feel to the setting. The terrace is a stylish mix of grey decking and slate extending to the side and rear of the house which enables enjoyment of all day sunshine. The rear garden is also lawned, studded with established trees and shrubs with a children's play area to the far end. Steps ascend into the banking to a hammock and relaxation area where the views are most prolific. Designed in keeping with the house is the games room/studio and a long storage shed.

#### Agents Notes

The property has been constructed with quality materials including Velfac low profile windows and Knotless Western Red Cedar cladding, widely regarded as the most durable and attractive. It is cavity wall insulated and hardwired for audio. It is served by mains gas and mains drainage and the gas boiler was installed in 2011.



## Energy Performance Certificate HM Government

**High View, Chilworth Old Village, Chilworth, SOUTHAMPTON, SO16 7JP**


**Dwelling type:** Detached house      **Reference number:** 9550-2846-7802-9593-3341  
**Date of assessment:** 16 October 2017      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 30 October 2017      **Total floor area:** 244 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

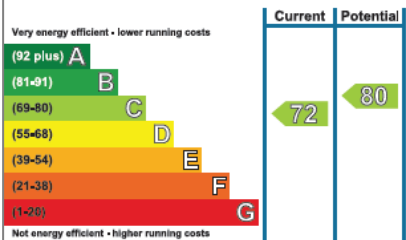
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,101</b>
<b>Over 3 years you could save</b>	<b>£ 471</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 459 over 3 years	£ 321 over 3 years	
Heating	£ 3,306 over 3 years	£ 2,973 over 3 years	
Hot Water	£ 336 over 3 years	£ 336 over 3 years	
<b>Totals</b>	<b>£ 4,101</b>	<b>£ 3,630</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



**Very energy efficient - lower running costs**

(92 plus) **A**  
(81-91) **B**  
(69-80) **C**  
(55-68) **D**  
(39-54) **E**  
(21-38) **F**  
(1-20) **G**

**Not energy efficient - higher running costs**

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 354	✔
2 Low energy lighting for all fixed outlets	£110	£ 117	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 906	✔

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

### Location

Chilworth Old Village is a picturesque conservation area of just 21 character homes and cottages surrounded by open countryside and positioned approximately five miles from both Southampton and Romsey centres. The village offers a strong sense of community spirit with an active church, village hall, recreation ground and revered local pub nearby. Recreational facilities are in abundance locally with the adjacent Chilworth Golf Course, Tennis Club, Southampton Common and Sports Centre all nearby. The area is beautifully maintained as part of a conservation area and convenient shopping facilities can be found in the neighbouring village of North Baddesley with the village ideally positioned for excellent commuter links and well regarded schooling.

### Directions

From the Chilworth roundabout proceed along Chilworth Road passing the Chilworth Arms. Take a left turn into Chilworth Old Village at St. Denny's church and after approximately 1/4 mile bear left into a small close and High View can be found at the top of the gravel lane to the left.



## CHARLES POWELL

ESTATE AGENTS

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We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.