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THE PADDOCK

CHAPEL LANE, CURDRIDGE

A TRULY STUNNING FAMILY HOME

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A BEAUTIFUL RE-MODELLED FAMILY HOME
IN GROUNDS APPROACHING AN ACRE

INTRODUCTION

Set along a quiet lane in the heart of this picturesque village this stunning completely re-modelled detached family home has been finished to an exceptionally high standard throughout and comes with approximately 5,000 sq ft of thoughtfully laid out accommodation. The house is also set in beautiful mature gardens approaching 1.5 acres and comes with an outdoor pool, tennis court, double car port and games room. Accommodation on the ground floor briefly comprises a 26ft kitchen/breakfast room with vaulted ceiling, 21ft drawing room, dining room, family room/snug, 20ft Amdega Orangery, study/office, gym which has annexe potential (subject to the relevant consents) and cloakroom. Whilst on the first floor there are then four double bedrooms including a master suite with 17ft bedroom, dressing room and beautifully appointed ensuite bathroom.

LOCATION

The village of Curdridge has a popular primary school, church, cricket ground and pavilion and also benefits from being conveniently close to Botley with its mainline railway station, only minutes away from the pretty market town of Bishops Waltham and less than half an hour away from both Winchester and Southampton Airport with all main motorway access routes also being within easy reach.



INSIDE

The property is approached via a driveway leading to an oak and glass front door which then leads directly through to a large inviting entrance hall which has spotlights and a beautiful sweeping bespoke oak staircase, which has been designed locally and leads to the first floor. Further doors then lead through to a cloaks room and beautifully appointed WC. The drawing room, which is a well-proportioned room has a window to the front with internal window blinds, a beautiful Chesney fireplace with inset wood burning stove and a set of French doors at one end that lead through to a covered patio area enjoying views over the garden and pool. The family room, again has a set of French doors leading out onto the rear patio area and oak flooring whilst the dining room has a set of French doors leading through to the orangery, oak flooring and a door to one side leading through to the heart of the house a stunning 26ft kitchen/breakfast room which has a vaulted ceiling with the kitchen itself having been fitted with a matching range of wall and base units with cupboards and drawers under. There are granite worktops, a one and a half bowl sink unit with Quooker hot tap, double width Range style cooker with shaped extractor hood over, in addition to a built-in wine fridge, microwave oven, dishwasher, fridge and freezer. The room also has a TV point and an attractive triangular window at one end with electric Velux windows to one side, an exposed ceiling beam, flagstone flooring and a door at one end leading through to the utility room. This room has a double glazed window to the rear, is fitted with a range of base units with granite worktops, has plumbing space for a washing machine, further appliance space and flagstone flooring. The orangery which is a beautiful all year round room has Travertine tiled flooring, spotlights and panoramic views over the garden in addition to a set of French doors at one end providing direct access out onto the terrace. The study/office has full height oak framed windows overlooking the front of the property and a range of Neville Johnson fitted furniture including desks, cupboards and drawers. The gym which is accessed via a set of double doors to the rear of the property is 21ft in length, has three windows overlooking the front of the property and a TV point to one wall. On the first floor there is a galleried landing with a double glazed window to the front, two fitted cupboards and a door to one side which then leads through to the master suite. The main bedroom itself is a large well-proportioned room with a set of French doors that lead out onto an attractive balcony overlooking the rear garden. The room also benefits from a range of Neville Johnson fitted furniture including wardrobes, a dressing table and drawers with a door to one side of the room then leading through to a dressing room which has wall to wall fitted wardrobes, a Velux window, spotlights and a set of sliding doors that lead through to a beautifully appointed large ensuite bathroom.





a double width shower cubicle in addition to a roll top oval shaped bath and matching 'his and hers' wash hand basins with marble worktops and cupboards below. The room also is fully tiled with Porcelanosa tiles, has a heated towel rail and spotlights. Bedroom two, again a large double room overlooks the front of the property has Neville Johnson fitted wardrobes, a dressing table and matching bedside tables with a door at one end leading through to a good size ensuite shower room with Porcelanosa fitted double width shower cubicle and matching wash hand basin with granite worktops, Porcelanosa tiled flooring and WC. Bedroom three overlooks the front of the property and has a range of fitted wardrobes, drawers and dressing table whilst bedroom four overlooks the rear garden and has a fitted wardrobe, dressing table and a door to one side leading through to the family bathroom which can be accessed from the landing. The family bathroom itself again has been beautifully appointed with a Porcelanosa suite comprising a double width shower cubicle, matching circular bowl wash basin with cupboards below, roll top bath and WC. The room also has Porcelain tiled flooring and spotlights.

OUTSIDE

To the front of the property there is a large sweeping driveway providing off road parking for numerous vehicles leading to the double barn style car port. There is side access along both sides of the property leading through to a large patio area ideal for outside entertaining that runs the entire width of the property with steps leading down to the swimming pool and rear garden which is mainly laid to lawn yet well stock with a wide variety of trees and shrubs. Towards the end of the garden there is then a tennis court with the entire garden offering a high degree of privacy. To one corner of the garden there is then a 20ft cabin which has power and light, a front veranda that enjoys direct views over the tennis court and a fitted bar at one end. The room is being used as a games room by the current owners

DIRECTIONS

From our office, head out of Bishops Waltham up onto Botley Road. Follow this road along for some distance turning left into Chapel Lane and along this road for a short distance where the property can be found approximately $\frac{3}{4}$ of the way along on the right hand side.





GENERAL INFORMATION

PRICE: £1,400,000

MEASUREMENTS

Drawing Room 21'7 x 15'4

Dining Room 16'7 x 11'8

Family Room 13'4 x 10'9

Orangery 20'7 x 11'6

Gym 21'5 x 10'4

Kitchen/Breakfast Room 26'2 x 15'6 (Max)

Study/Office 15'3 x 7'6

Master Bedroom 17'6 x 15'3

Bedroom Two 15'4 x 9'6

Bedroom Three 13'8 x 13'7

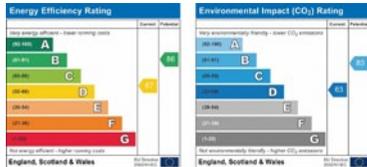
Bedroom Four 11'8 x 10'9

Family Bathroom 13'2 x 7'9

Ensuite 12'2 x 8'0

Games Room 20'5 x 19'3

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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