



Fenstanton House | £1,250,000  
Coley Lane, Chilbolton, Stockbridge, Hampshire, SO20 6AZ







# Fenstanton House House

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## Summary

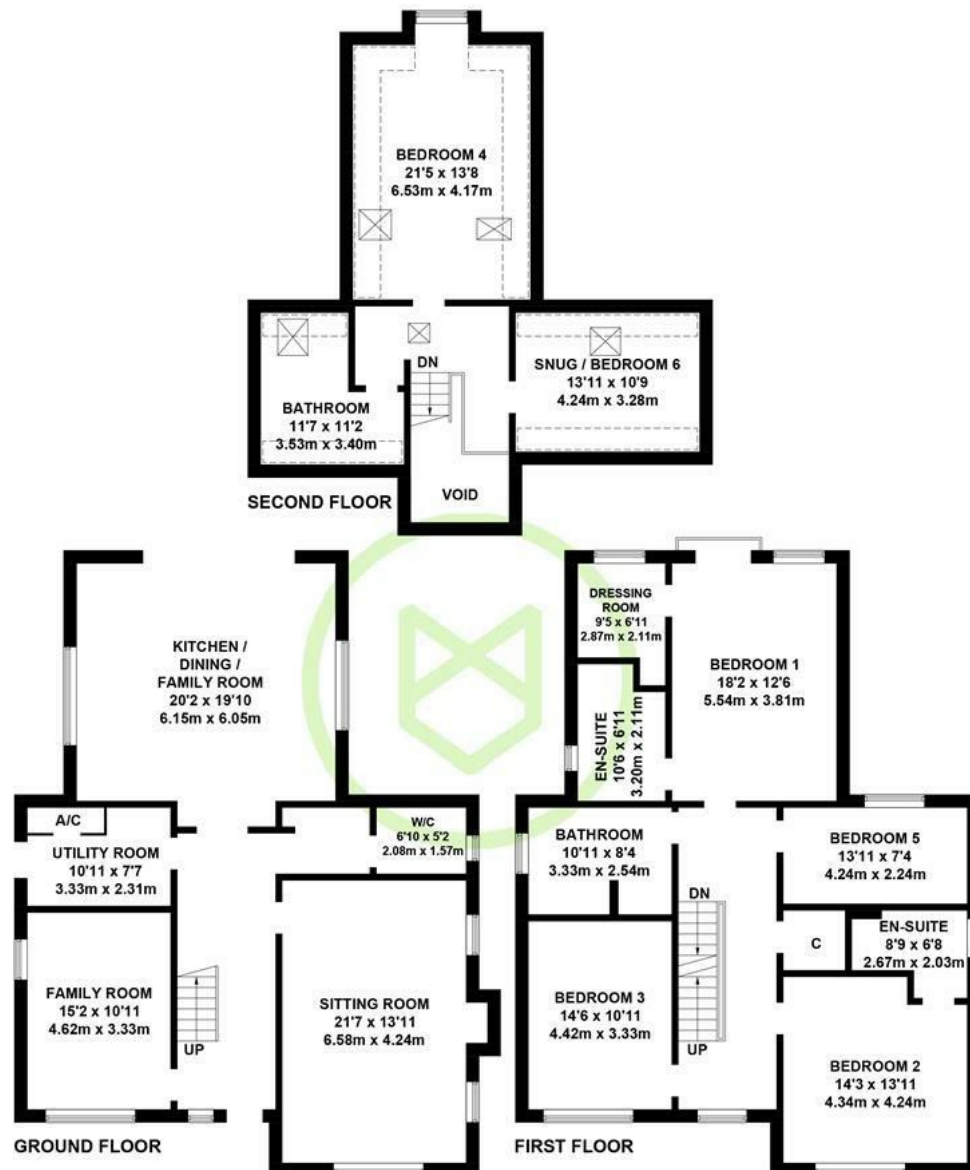
A wonderfully light and spacious newly built detached home, located on the edge of Chilbolton village, enjoying fabulous countryside views and a short walk away from West Down Nature Reserve. Available for immediate occupancy, the home has been finished to the highest of standards and offers approximately 3,059 sq. ft of flexible living space set over three floors, as well as a southerly facing rear garden.

## Features

- Newly built home, available for immediate occupancy, built by well regarded local developers Darcy Construction
- Air source heat pump, underfloor heating on the ground floor, zoned heating throughout the house
- Detached dwelling offering approximately 3,059 sq ft of living space
- Six bedrooms, two en-suites and two family bathrooms
- A stunning kitchen/dining/family room, 'Qettle' instant hot water tap, integrated appliances and bi-folding doors opening to the rear garden
- Engineered oak flooring and fitted carpets
- Tiered landscaped southerly facing garden, offering privacy and seclusion
- Second floor accommodation for potential guest suite
- Sold with a 10 year new build warranty

## EPC Rating

Energy Efficiency Rating  
Current B  
Potential A



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 1212 SQ FT / 112.6 SQ M  
FIRST FLOOR = 1207 SQ FT / 112.1 SQ M  
SECOND FLOOR = 640 SQ FT / 59.5 SQ M  
TOTAL = 3059 SQ FT / 284.2 SQ M  
(EXCLUDING VOID)

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1184094)

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## Ground Floor

The front door opens into the large and welcoming entrance hallway, where the quality and craftsmanship of the wonderful home immediately stands out. Access leads to all principle rooms on ground floor, the sitting room is a generous room with a double aspect, an opening for a wood burning stove is the perfect focal point. The kitchen/dining/family room is the hub of the home, with a pleasant triple aspect and bi folding doors opening to the rear garden, it is an ideal space for both entertaining and family alike, the perfect space for modern living. The kitchen has been fitted with a range of soft closing cupboards and drawers, a 'Qettle' tap provides instant boiling water, integrated appliances include a 'Bosch' five ring induction hob, with extractor canopy over, 'Bosch' oven, 'Bosch' microwave, 'Hotpoint' dishwasher, fridge and freezer, the central island has a breakfast bar. A utility room has fitted storage solutions, space for a washing machine and dryer, a door opens to the side of the home. The family room offers many uses as a room, including a second sitting room, home office, play room or reading room.

## First Floor

The first floor landing provides access to all principle rooms on the first floor, as well as a large linen cupboard and the second floor via the staircase. Bedroom one is a large double room with doors that open to a 'Juliet' balcony overlooking the southerly facing rear garden. This bedroom also enjoys a dressing room and en-suite which is fitted with two wash basins with mirrors over and storage under, a heated towel rail, WC and enclosed double shower cubicle. Bedroom two, another double room, enjoys far reaching views over the Test Valley countryside, an en-suite is fitted with a heated towel rail, WC, wash basin with mirror over and storage under, and enclosed double shower cubicle. Bedroom three is another double room that also enjoys views over the Test Valley countryside, bedroom five is a single room that overlooks the rear garden. The family bathroom is fitted with a four-piece suite, comprising WC, wash basin with mirror over and storage under, bath, enclosed double shower cubicle and heated towel rail.

## Second Floor

The second floor accommodation would serve well as a potential self contained area or guest suite. Bedroom four is a large double room with a triple aspect and views of the rear garden. The snug would make an ideal home office or single bedroom, and the second floor family bathroom features a freestanding bath, WC, wash basin with mirror over and storage under, heated towel rail and stylish tiled flooring and walls.

## Outside

The large southerly facing rear garden is a particular feature of the home, cleverly designed with landscaped tiers, there is a large area laid to lawn, a paved area adjoining the home and barked areas with planting. There is external power, lighting and a gate provides access to the front of the home. The front garden is laid to lawn with a pathway leading to the front door and steps leading to the driveway.

## Parking

Driveway parking is located to the front of the home.

## Location

The picturesque village of Chilbolton offers a variety of local amenities including a post office/store, church, village hall and public house. It offers excellent links to the nearby market town of Stockbridge, Romsey, Winchester and Andover, as well as links to nearby Winchester railway station that offer a fast service to London Waterloo.

## Sellers Postion

Newly Built Home - Sold with 10 Year Warranty

## Heating

Air source heat pump

## Primary School

Wherwell Primary School

## Secondary School

Danebury School

## Council Tax

Band G - Test Valley Borough Council

## Terms and Conditions

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, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, 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.

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