



Athelstan House House | £1,300,000
Coley Lane, Chilbolton, Stockbridge, Hampshire, SO20 6AZ





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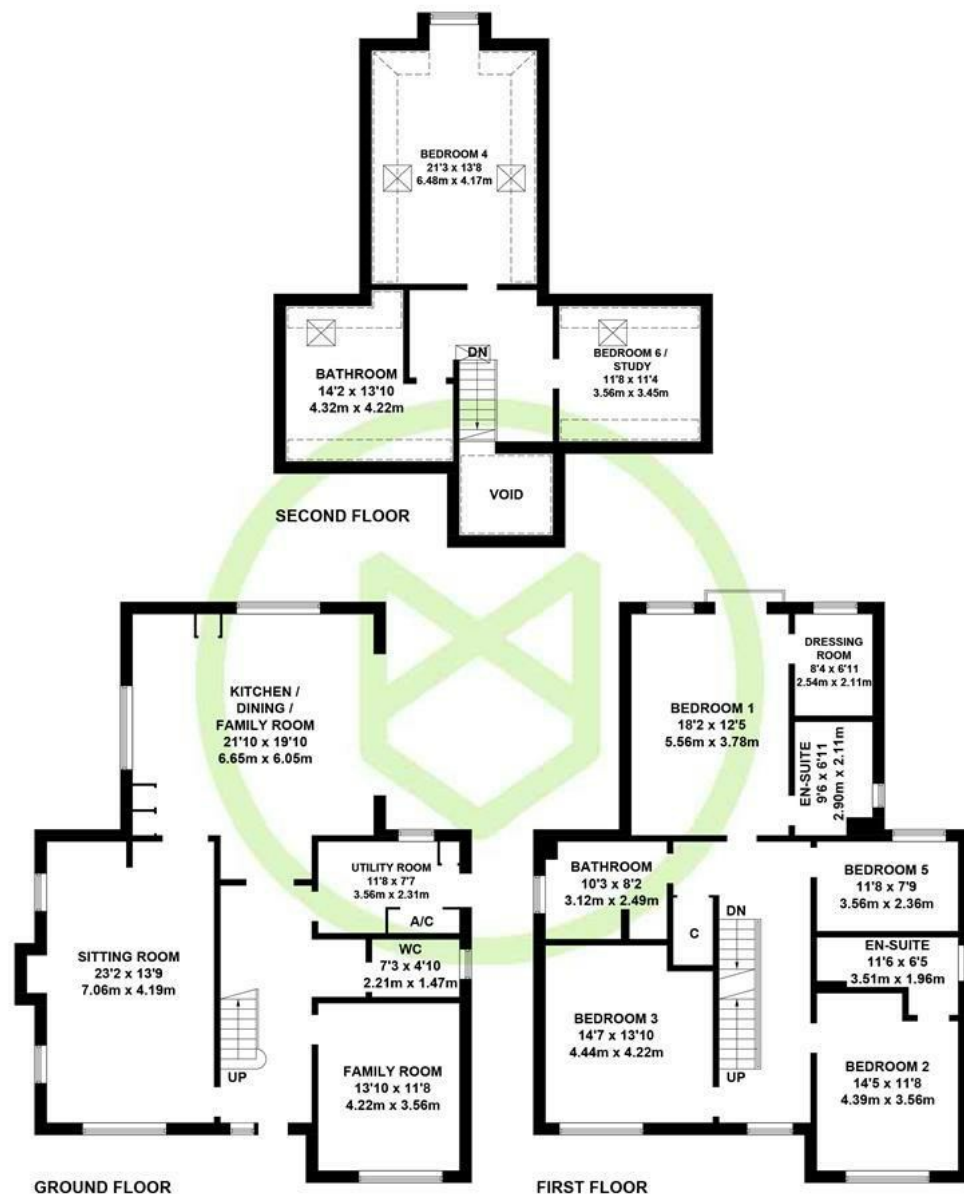
Coley Lane, Chilbolton, Stockbridge, Hampshire, SO20 6AZ

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 1208 SQ FT / 112.2 SQ M
 FIRST FLOOR = 1202 SQ FT / 111.7 SQ M
 SECOND FLOOR = 695 SQ FT / 64.6 SQ M
 TOTAL = 3105 SQ FT / 288.5 SQ M
 Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID11328)

Summary

Available for immediate occupancy, this fine newly built detached home is located on the edge of Chilbolton village, with countryside views and a near to West Down Nature Reserve. The accommodation offers approximately 3,105 sq. ft of space set over three floors, with generous ground floor living space and up to six bedrooms with two en-suites and two family bathrooms. Outside is a landscaped southerly facing rear garden and driveway parking.

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 3,105 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

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Ground Floor

The front door opens into the large and welcoming entrance hallway, where the quality and craftsmanship of this wonderful home immediately stands out. Access leads to all rooms on the ground floor, the sitting room is a generous room with a double aspect and an opening for a wood burning stove is the perfect focal point. Double doors open to the stunning kitchen/dining/family room, a wonderfully light room with a pleasant triple aspect and bi-folding doors opening to the rear garden. The kitchen has been fitted with a range of soft closing cupboards and drawers, a 'Kettle' tap provides instant boiling water, integrated appliances include a 'Bosch' five ring induction hob with extractor canopy over, 'Bosch' oven, 'Bosch' microwave and 'Hotpoint' dishwasher, 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 reception 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 in 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 double doors that open to a 'Juliet' balcony overlooking the southerly facing 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 rear garden is a particular feature of the home, enjoying a pleasant southerly aspect and landscaped tiers with 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 Position

Newly built home - available for immediate occupancy - 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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