



Chilcomb Manor  
Chilcomb | Winchester | Hampshire | SO21 1HR



# CHILCOMB MANOR



*A beautifully presented family home in the  
heart of the South Downs.*







# ACCOMMODATION

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Set within the idyllic and tightly knit village of Chilcomb, this beautifully maintained four or five bedroom family residence offers the perfect blend of rural tranquillity and elegant living. Situated a short drive east of Winchester, this charming hamlet - characterised by its lack of through traffic and warm, respectful community - provides a peaceful retreat amidst the rolling hills of the South Downs National Park.

Chilcomb enjoys a coveted position along the renowned South Downs Way, a favourite among walkers and nature lovers. Despite its rural setting, the village remains highly accessible, with excellent transport links via the A31, A34 and nearby M3 motorway. Southampton lies just 12 miles away, and the area is well-regarded for its proximity to some of the country's top-performing schools.

Approached via a private gravel "in and out" driveway, Chilcomb Manor is an impressive family home surrounded by wrap-around gardens and enjoying panoramic views over its own 2 acre paddock and the sweeping South Downs beyond. There is also a double garage with an upstairs chill-out space which is ideal for teenagers.

## Step Inside

The spacious entrance porch opens into a grand hallway, setting the tone for the refined interior. Generously proportioned, light-filled reception rooms flow effortlessly throughout the ground floor, each benefiting from double-aspect views and creating a harmonious living space ideal for both family life and entertaining. Positioned at the front of the property, the home office enjoys tranquil views across the paddock. This private and peaceful space is ideal for remote working, offering a quiet retreat away from the main living areas.

Period features - including oak panelling, solid wood flooring, and a magnificent staircase - infuse the home with timeless charm, while tasteful modern updates bring comfort and convenience to everyday living.

Upstairs, the first floor boasts four to five spacious bedrooms, most with dual-aspect windows framing stunning views of the landscaped gardens and surrounding countryside. Two of the bedrooms benefit from en-suite bathrooms, and a luxurious family bathroom serves the remaining rooms.

Enhancements by the current owners include the addition of a spacious family room, a double garage with store room attached, and recent refurbishments to both the kitchen and bathrooms - ensuring the home is ready to meet the needs of modern family life.















# SELLER INSIGHT

“Living at Chilcomb Manor has been nothing short of a joy. We were first drawn to its serene countryside location, the sheer spaciousness and natural brightness of each room, and the immediate warmth it radiated. Its simplicity and unfussy layout gave us a sense of ease, while the breathtaking, double-aspect views from nearly every room sealed the deal. It felt like home from the very beginning.

Over the years, we've grown deeply attached to every corner of the house. Each room has played a different role in our lives - from intimate family evenings in the lounge, gathered around the open fire, to the lively communal areas that brought us together for celebrations, conversations, and quiet mornings alike. The space has always adapted to our needs - spacious enough for personal breathing room, yet perfectly suited for togetherness.

There's a timeless charm to the period features - oak panelling, wooden floors, and a magnificent old staircase - balanced beautifully by thoughtful modern updates. We added a large family room, a double garage with a chill-out space above, and more recently refurbished the kitchen and bathrooms. Even the original bell system connecting the rooms still works - one of those delightful quirks that makes the house truly special.

The garden has been our family's playground and sanctuary. It's evolved with us - from football matches and cricket games, to a tranquil retreat with a wild meadow and a peaceful pond bench ideal for evening sundowners. The oak-framed veranda which we added has become the perfect spot for barbecue parties and summer evenings. Outdoor living here is a way of life, not just an occasional activity.

Chilcomb Manor has seen many treasured memories. From our son's christening shortly after we moved in, to countless after-show gatherings with our local theatre group, it's been a hub of laughter, music, and love. The surrounding hamlet of Chilcomb, with no through traffic and a tight-knit, supportive community, has only added to the charm. It's the kind of place where everyone looks out for one another and where village events centred on the ancient church bring everyone together.

What's more, the location is uniquely positioned - surrounded by the natural beauty of the South Downs National Park, yet just ten minutes from Winchester and under an hour from London by train. With excellent schools and easy access to major routes and airports, it's ideal for families. To the future owners, our advice is simple: embrace every inch of it. There's so much potential here to make it your own, but no matter how you shape it, the spirit of Chilcomb Manor will welcome you home - just as it did for us.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











































### Step Outside

The gardens, which were professionally landscaped in 2019, have been lovingly nurtured and cherished - an evolving space that has provided both adventure and sanctuary. From children's games on the lawn to quiet evenings by the pond, it offers something for every season of life. A wildflower meadow has been added and a well-positioned garden bench provides a perfect spot to bask in the evening sun.

An additional paddock opposite the property presents a superb opportunity for equestrian enthusiasts or those with smallholding interests. This well-maintained, level paddock features recently installed sheep-proof fencing, offering both security and usability. The surrounding countryside is ideal for off-road riding, with peaceful country lanes leading to a network of bridleways - perfect for exploring the beauty of the South Downs at your own pace.

### Location

Chilcomb's close-knit community is brought to life through its annual church fête, regular services at the historic St Andrew's Church, and a calendar of local events that foster a vibrant village spirit.











### Services, Utilities & Property Information

Utilities – Mains electricity and water. Oil. Septic tank. There are maintenance costs for the oil and septic tanks - please speak with the agent for further information.

Tenure - Freehold

Property Type – Detached house

Construction Type – Standard – brick & tile

Council Tax – Winchester City Council

Council Tax Band G

Parking – Off-road parking for approximately 20 cars. Double garage.

Mobile phone coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection – The vendor currently uses Gigabeam but Openreach have confirmed in writing that Ultrafast Full Fibre broadband will soon be available in the area - we advise you to check with your provider.

Special Notes – There are covenants and restrictions on the property – please speak with the agent for further information.

The property is split over three title numbers.

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01962 600 691.

### Website

For more information visit <https://www.fineandcountry.co.uk/winchester-andover-and-petersfield-estate-agents>





**Approximate Gross Internal Area  
4981 sq ft - 463 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	50 E	
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 13.05.2025









# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



HANNAH FORREST  
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I connect people with property.

My journey in real estate began at a young age, assisting my mother with our family-owned lettings portfolio - starting with end-of-tenancy cleans and later managing the business independently.

Since then, I've built extensive experience in block and commercial management, as well as property development, working as a consultant for some of London's largest developers.

Now operating across Winchester and the surrounding areas, I leverage over 15 years of expertise and deep local knowledge to secure sales for some of the county's most desirable properties. Specialising in equestrian properties - an area particularly close to my heart - understanding not only the homes but also the unique requirements of buyers and their horses.

While high-quality photography and well-presented open houses play a key role in marketing, my priority is always to provide a transparent, fair, and practical service. My reputation has been built on integrity, ensuring families navigate significant transitions with confidence.

With the backing of Fine & Country's extensive network, internationally recognised brand, and exceptional outreach, my clients benefit from both a highly personal approach and world-class property marketing.

Beyond estate agency, I spend my time renovating homes, exploring the Hampshire countryside on long dog walks, and competing with my horses.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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