



Landfall, Chilworth Road, Chilworth

Guide Price £2,500,000

rybull
group

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- * Freehold
- * Grounds of 2.15 acres
- * Detached 4 Bedroom Main Residence
- * Detached 2 Bedroom Additional Dwelling
- * Gated Entrance
- * Tennis Court
- * Lapsed Planning For Additional Dwelling
- * Large Driveway
- * Private & Secluded

Rybull Group are pleased to present this rare opportunity in the heart of Chilworth set within 2.15 acres.

This exceptional property features a magnificent four bedroom main residence along with a separate, self-contained two-bedroom dwelling, thoughtfully constructed by the current owners. Offering generous outdoor space and potential for further development (subject to planning permission), this is a unique chance to acquire a substantial and versatile estate in one of Chilworth's most sought-after locations.

Perfect for discerning homebuyers, multi-generational living, or developers looking to capitalise on its potential and previously lapsed planning. Opportunities like this are few and far between.



Main Residence

The main residence is a well proportioned four bedroom detached house, ideally suited for family living.

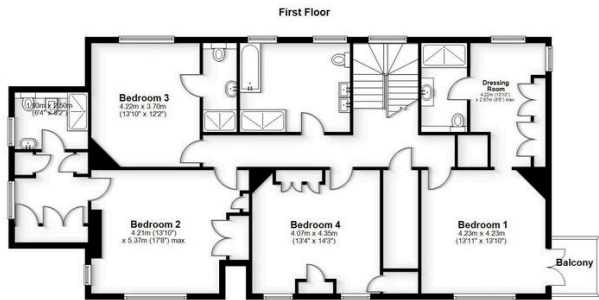
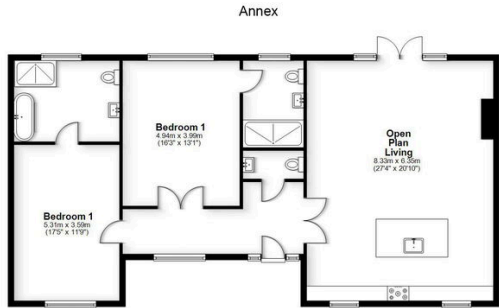
Generously laid out, it features ample internal living space and a large double garage, which could serve as storage or be converted into further accommodation or ancillary space.

Additional Dwelling

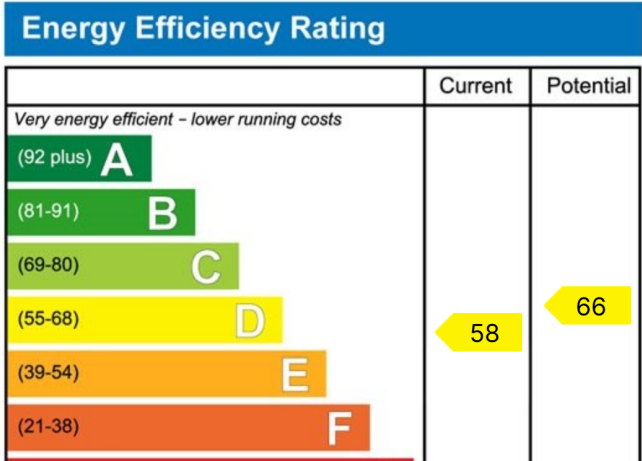
Complementing the main house is a detached, two-bedroom ancillary dwelling, constructed in 2022 under planning reference (22/01849/ FULLS).

Thoughtfully designed and constructed by the current owners, this self contained unit offers excellent flexibility.

The accommodation is ideal for multi generational living, could serve as a guest house, or offers a potential rental space (subject to relevant permissions/change of use).



Total area: approx. 460.0 sq. metres (4951.7 sq. feet)
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Plan produced using Planity





Further Potential

Notably, an outline planning application was previously granted under planning reference (10/01492/OUTS).

The planning allowed for demolition of the garage, formation of a new driveway, and construction of an additional four-bedroom dwelling.

This further highlights the lands development credentials and having taken the advice from planning consultants, we understand this could potentially be reinstated subject to a new planning application.

The Grounds

The generous grounds offer exceptional outdoor space, tennis court & mature gardens.

If you are seeking privacy within reach of nearby amenities, this property must be viewed to be fully appreciated.

Whether for leisure, expansion, or redevelopment, the land holding affords significant potential.

The Local Planning Authority is Test Valley Borough Council.

Conclusion

With its dual dwelling layout, development history, and extensive grounds, this property will appeal to a broad range of buyers.

We anticipate interest from private homeowners to residential developers, care home providers, SEN/education operators, and day nurseries.

Opportunities like this, combining existing infrastructure, scale and strategic longer term potential are increasingly rare to find.





Motorway Access

One of the great features of the property is its convenience to the motorway network.

The M3 is 0.8 miles linking with the M27 intersection.



Nearest Train Stations

- Chandlers Ford Station 2.7 miles
- Swaythling Station 2.9 miles
- Southampton Airport Parkway Station 3.3 miles



Southampton Airport

By train, Southampton Parkway Train Station is located at the airport.

By car the airport is 3.8 miles from the property.

Location

Chilworth is a charming village community ideally situated to enjoy all that the maritime city of Southampton has to offer. Residents benefit from convenient access to a wide array of shops, restaurants, and the popular cruise terminals.

Its location near major road networks also makes it easy to reach nearby towns and cities such as Romsey and Winchester, as well as the South Coast and the New Forest.

Chilworth Village

The village itself offers essential amenities including doctors, dentists, and a variety of local shops and services. Families will appreciate the excellent choice of schools in both the state and independent sectors.

For golf enthusiasts, the highly regarded Stoneham Golf Club is just a couple of miles away.

Viewings

All viewings are strictly by appointment only.

A viewing is highly recommended and we look forward to hearing from you





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