



Little Chilland, Martyr Worthy, Hampshire







A well proportioned family house with a mature **south-facing** garden in the popular Itchen Valley.

Summary of accommodation

Hall | Drawing room | Dining room | Family room | Sitting room | Kitchen/breakfast room | Utility room | Two cloakrooms

Principal bedroom suite with dressing room | Six further bedrooms | Family bathroom | Cloakroom

Garage

Spacious gardens

In all about 0.88 acres

Distances

Easton 1.5 miles, Winchester 4 miles, Alresford 4.7 miles

(All distances are approximate)



Knight Frank Winchester
14 Jewry Street
Winchester
SO23 8RZ
[knightfrank.co.uk](https://www.knightfrank.co.uk)

George Clarendon
01962 677234
george.clarendon@knightfrank.com





Little Chilland

The property is welcomed by a large entrance hall, which leads to an open drawing room with a decorative fireplace and a dining room with a large bay window. On the other side of the entrance hall is a family room and a sitting room with a bay window on the south-facing garden. The downstairs of the property also features a kitchen/breakfast room, utility room, storage cupboards and an additional WC. East of the property is an attached double garage with access from the inside of the house.

The bedrooms are arranged over two floors. The first floor has a spacious principal bedroom with adjoining bathroom and dressing room. There are three other double bedrooms all with built-in storage, a single bedroom, family bathroom and separate WC. The second floor has two further bedrooms and plenty of storage facilities.

Gardens and grounds

The south-facing garden is to the front of the property with the lawned grasses surrounded by mature trees and hedge bushes and plenty of planting areas for flowers. The owners have created a patio area perfect for entertaining and enjoying the views.





Situation

Little Chilland is situated in the heart of the Itchen Valley. Martyr Worthy is part of a cluster of small villages and is located on the banks of the river Itchen. The house is located at the end of a no-through lane in a riverside setting that offers both immense privacy and tranquillity.

It is an exceptional location for access to central Winchester which offers a superb range of amenities as well as schooling including Winchester College, St Swithuns School and Peter Symonds Sixth Form College. Preparatory education can be found at Prince's Mead in Abbots Worthy, Pilgrims in Winchester and Twyford School.

Transport links are excellent with the M3, providing fast access to central London, London Heathrow and Gatwick. There is a train service from Winchester to London Waterloo from 58 minutes.

Winchester is an historic cultural hub with many excellent restaurants, a farmers' market, Cathedral and the Theatre Royal as well as many walks and sightseeing within the area.

Directions

Postcode: SO21 1EB

What3words: wager.absent.apart

Services

Mains water and electricity, private drainage, gas fired heating.

Viewing

Strictly by appointment with the selling agents.

Property information

Tenure: Freehold

Local Authority: Winchester City Council

Council Tax: Band G

EPC Rating: D

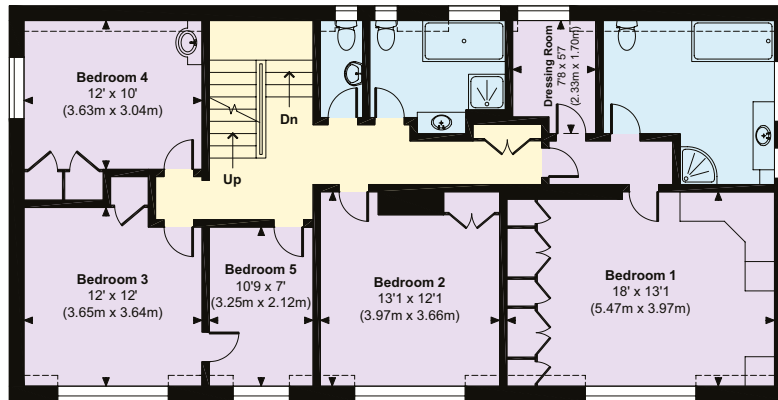
Guide Price: £1,850,000



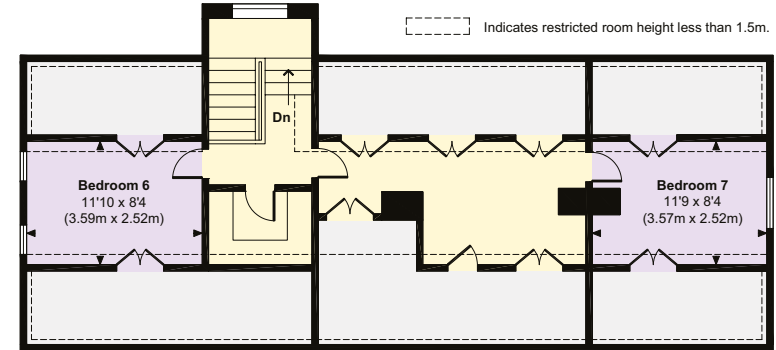


Approximate Gross Internal Floor Area
Main House = 3977 Sq Ft / 369.42 Sq M
Garage = 269 Sq Ft / 25.00 Sq M
Total = 4246 Sq Ft / 394.42 Sq M

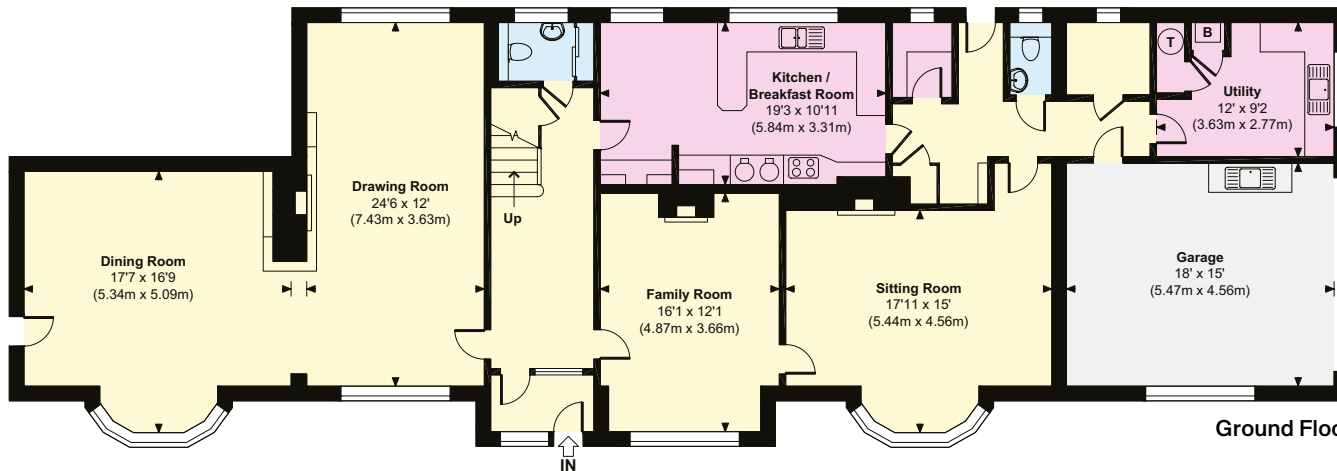
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



Second Floor



Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com