



The Old Inn, Chilbolton, Nr Stockbridge

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# The Old Inn, Cow Common, Chilbolton, Hampshire

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A beautiful, detached Grade II listed property, surrounded by the beautiful countryside of Cow Common.

This unique property is well presented with period features. In all there are five bedrooms and three large reception rooms, ideal for families. The property has the benefit of a central heating system via a ground source heat pump and superfast broadband.

The property is approached via a long gravelled track serving the property and its two neighbours. To the front of the house, a picket gate and paved path leads to the front entrance porch. There is a gated parking space. Paths to either side lead to the main rear garden which comprises a generous split level sandstone terrace with gazebo, ideal for entertaining. The garden is divided into three areas: an ornamental garden with lawn, rose/herbaceous borders and specimen trees; an extensive lawn enclosed by hedging and part by post and rail fencing; a large area of paddock with Shepherds hut and mature trees and from where there are glorious views over the surrounding countryside and River Test. A five bar gate from track to gravelled area and single prefab garage. Side garden beyond with lawn and trees. There is scope to re-site and enlarge the existing garage (STPP) and also extend the parking area.



5



3



3



1.25

EPC

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## Location

Cow Common in Chilbolton is a designated Area of Special Scientific Interest and a local beauty spot particularly noted for its rich flora. The village has a variety of local amenities including a Post Office/store, church, village hall and public house. A second public house 'The Mayfly' is located on the bank of the River Test, a short distance away. There is a reputable primary school in the neighbouring village of Wherwell and the picturesque town of Stockbridge to the south is about four miles away.



