



4 Chestnut Corner, Chilbolton, Stockbridge



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Chestnut Corner was originally built in 2009 by local builders DC Li, known for their quality finish, and has been modernised and updated throughout the years. The well-presented property is situated over three floors and welcomed by an attractive porch entering the reception hall with a separate cloakroom. The upper ground floor features a large open-plan kitchen/breakfast room with access to the garden, which is ideal for families or entertaining. The kitchen was recently refurbished and includes a breakfast bar, a wine fridge, integrated high-end appliances, quartz work surfaces, a pantry cupboard and Quooker tap. The remaining of the upper ground floor is a spacious sitting room with a feature fireplace, including a log-burning stove and views overlooking the garden. The lower ground floor of the property accommodates a family room that can be converted into a home cinema, games room or gym. The space includes external stairs leading up to the garden, a separate study or alternatively used as a fourth bedroom and utility/boiler room. The first floor of the property welcomes a spacious principal bedroom, including a walk-in wardrobe and en suite shower room, a further double bedroom with a built-in wardrobe, an additional double bedroom and a well-appointed family bathroom.

Guide price: £925,000



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EPC

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Chestnut Corner is located in the village of Chilbolton, which nestles in the Test Valley just 10 miles southeast of Winchester and in an area renowned for the quality of its chalk-stream fishing. Chilbolton has good local amenities and lies just 3.6 miles from picturesque Stockbridge, which has an abundance of independent specialist shops, including tea rooms, pubs and restaurants as well as craft and gift shops, clothing specialists and butchers. Excellent state schools include Wherwell Primary and Test Valley Secondary. There are numerous private schools in the area, including Farleigh, Twyford, Winchester College, St Swithun's and Godolphin in Salisbury. The city of Winchester from nine miles away and the market town of Andover from four miles away provide more facilities and a mainline train station reaching London Waterloo from 58 minutes. (Times and distances approximate).





The property is located within a small cul-de-sac, with a private driveway and plenty of off-road parking space. The rear, tiered garden, enclosed with panel fencing and a large shed, also features a spacious raised decking with access from the kitchen and separate decking located in the middle of the garden to enjoy the sunshine and additional patio dining area. The lawned garden features mature blooming hedges, plants and a well-stocked planted border.

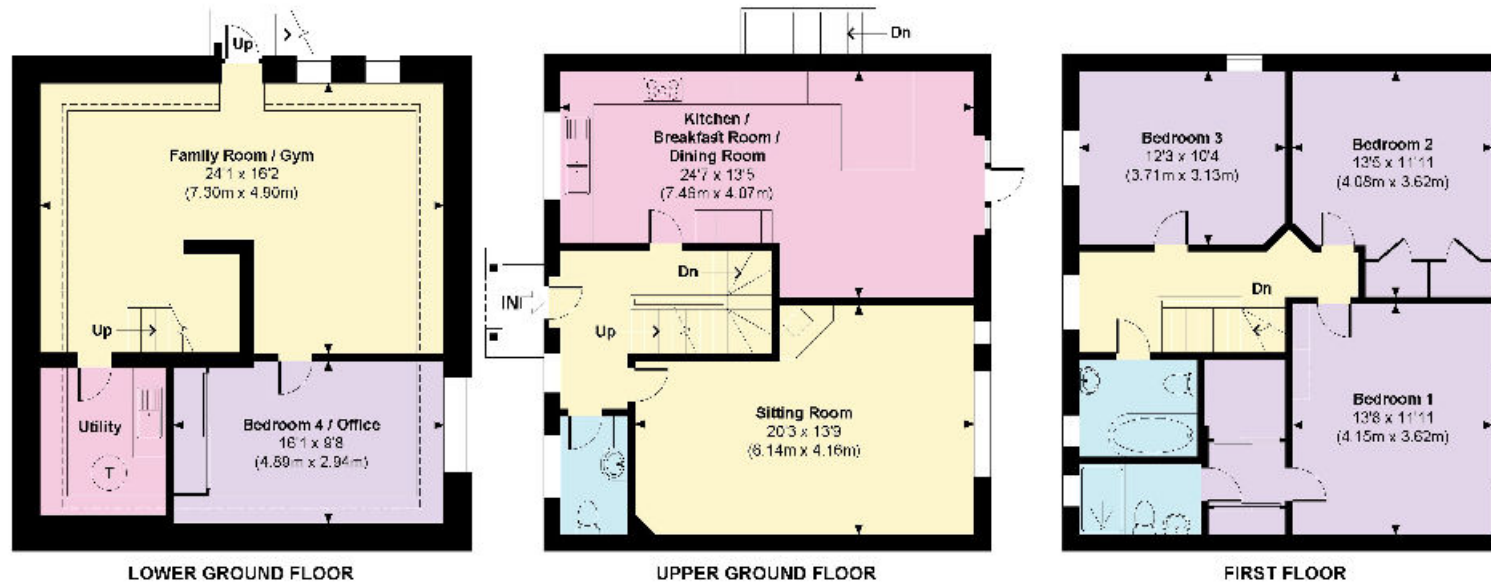


Local authority:
Test Valley Borough Council
Council tax band: F
Tenure: Freehold
Post code: SO20 6AW

Chestnut Corner

Approximate Gross Internal Area
Total = 1989 Sq Ft / 184.74 Sq M
includes areas with Restricted room height.

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.



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----- Indicates restricted room height less than 1.5m
We would be delighted to tell you more

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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.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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