



Chilcomb Manor, Church Lane, Chilcomb, SO21 1HR
Guide Price £2,250,000 Freehold



Chilcomb Manor, SO21 1HR

5 Bedrooms, 3 Bathrooms

Guide Price: £2,250,000

- Stunning family country house with gardens, land and spacious gravelled drive
- Principal bedroom suite with dressing room (bed five) and contemporary bathroom
- Three further double bedrooms, 1 en-suite and a family bathroom
- Modern kitchen/breakfast room leading to family room
- Large sitting room with open fireplace and connecting door to dining room
- Long oak panelled hallway
- Separate study
- Cellar, cloakroom, utility room and boiler room
- Set within private landscaped gardens of approx. one acre (with further paddocks available)
- Outbuildings including double garage with games room above
- On the outskirts of Winchester, only 3.7 miles by car to Winchester mainline station.
- Council Tax Band G, EPC Band E



CHILCOMB MANOR CHILCOMB, WINCHESTER, SO21 1HR

Chilcomb Manor is set within a secluded rural location in the much sought-after hamlet of Chilcomb, in a beautiful valley sitting within the South Downs National Park. The long-distance footpath, the South Downs Way, runs through the parish.

Nearby independent schools include Winchester College, St Swithuns, King Edward VI, and preparatory schools such as The Pilgrims School, Twyford School and Princes Mead. Chilcomb Manor is also in catchment for All Saints C of E Primary, The Westgate School and Peter Symonds College.

Nearby Winchester and surrounding villages have a wide range of amenities, activities and shops and restaurants as well as a wealth of festivals and events, such as Boomtown, the Alresford Watercress Festival and Winchester's own famous Hat Fair. The main line railway station connects to London Waterloo, journey time about 58 minutes.

THE PROPERTY: Believed to date from the early 20th century, Chilcomb Manor is a glorious family home with wonderful views sitting with an acre of gardens. *(There are approximately two further acres of paddock potentially available by separate negotiation).* It has rendered elevations under a tiled roof, and benefits from both formal and informal gardens.

The property is serviced by mains water and electricity, private drainage (septic tank) and oil fired central heating.

The main house overlooks the paddocks to the front, currently used for grazing, which benefit from livestock fencing. A charming gravelled 'in and out' carriage drive passes the double garage at one end and sweeps by grass lawns to the side and front of the main house before reconnecting with the lane.

From the drive steps rise to the front door opening into a large porch with doors into the oak panelled hallway, leading through the ground floor from which all the principal rooms may be accessed. There is a door to the cellar, and stairs rising to the first floor.





The sitting room is a very attractive, double aspect room with polished wooden floors and an open fireplace. An internal door leads to the adjoining oak panelled dining room, which also has polished wood floors, an open fireplace and French doors to the garden.



Opposite the dining room is the modern family kitchen with a central island, a separate study/recipe area, a wealth of storage units and a polished black granite worktop.

French doors open to the garden and an internal door provides access to the utility room and boiler room.

From the kitchen a short passage leads to the family room which has a wall of windows overlooking the garden and two sets of French doors on opposite sides.

A formal study with fitted furniture, open fireplace and windows to the front can be found immediately to the right of the main entrance.

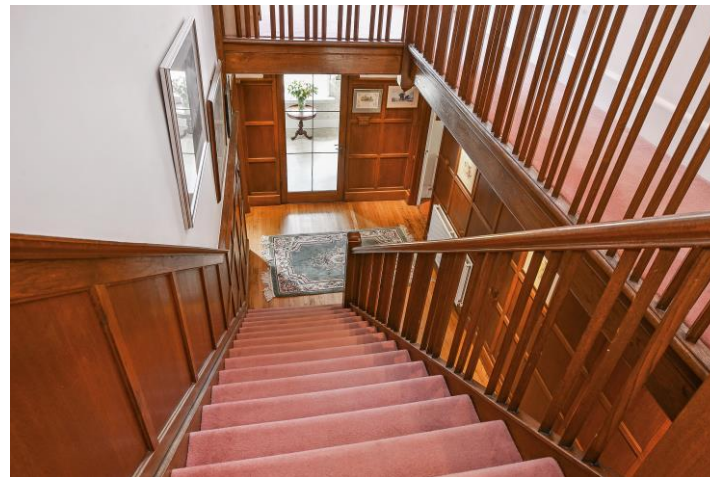


BEDROOMS: Upstairs there are four double bedrooms, wrapped around a galleried landing, with a door leading onto a small balcony with wrought iron railings, offering wonderful views across the fields towards Winchester. The principal suite features a large double aspect bedroom, a contemporary double en-suite with shower, and a double aspect dressing room, with potential to be bedroom 5, which has plentiful cupboard and wardrobe space.





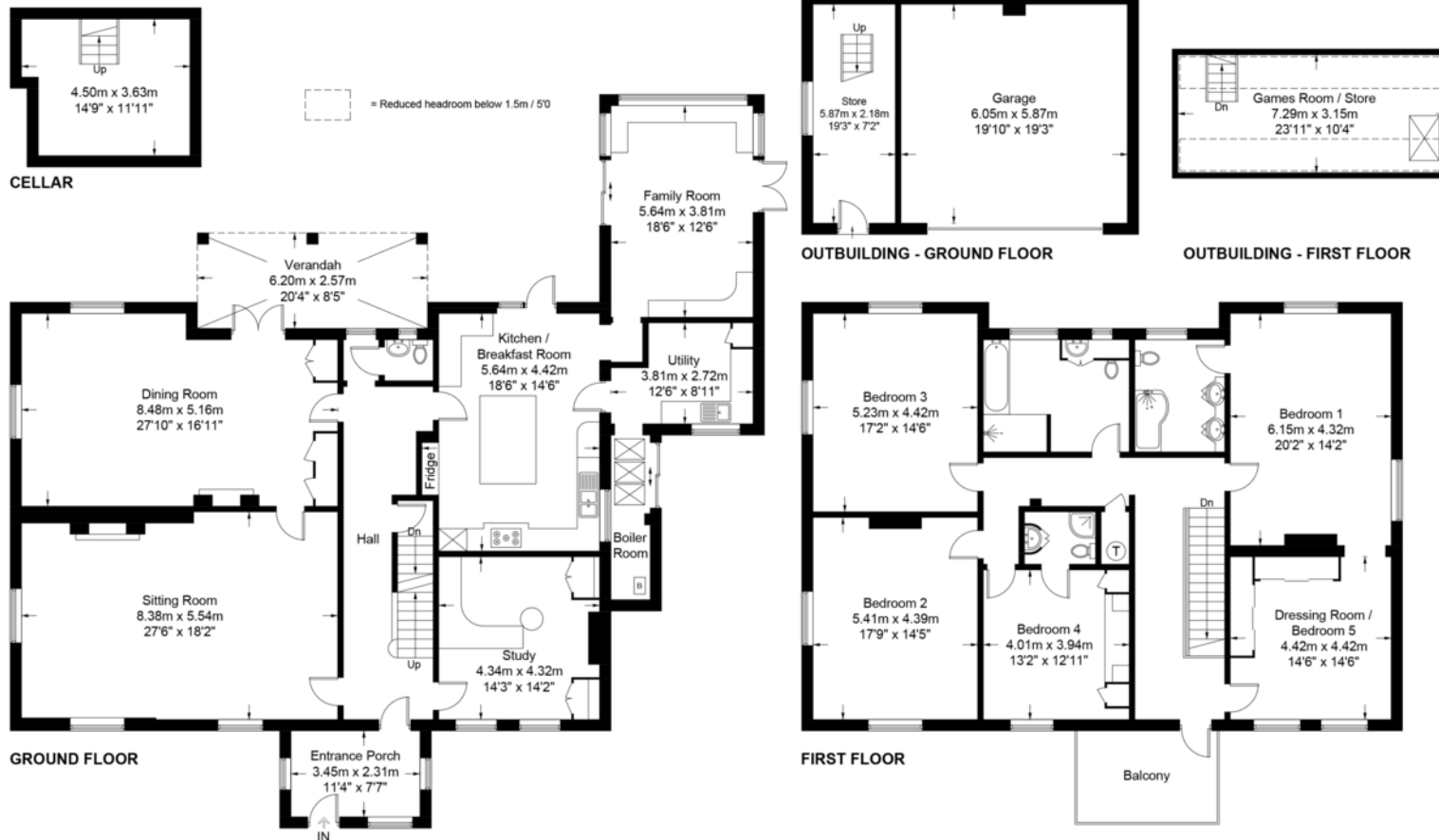
The remaining bedrooms are all very good-sized doubles, one of which has its own ensuite shower room. The family bathroom comprises shower and separate bath, and a basin inset into a vanity unit with useful cupboards below.





GARDENS: Chilcomb Manor's acre of gardens have been professionally landscaped and feature an attractive verandah for summer entertaining and relaxation, and broad steps rising to the lawns. The gardens are awash with colourful flower beds, mature shrubs and specimen trees and further interest includes a good-sized garden pond and a wildflower/orchard area.

Approximate Gross Internal Area = 375.6 sq m / 4043 sq ft
 Cellar = 15.5 sq m / 167 sq ft
 Outbuildings = 72.3 sq m / 778 sq ft
 Total = 463.4 sq m / 4988 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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