

Treetops
Chilbolton





A fantastic four bedroom detached property with parking and garden in the heart of the Test Valley village of Chilbolton.

Treetops, Station Road, Chilbolton
Stockbridge, SO20 6AW

Guide Price:
£838,000



- Outstanding Views
- Superb Sitting/Kitchen/Dining Room
- Separate Study
- Cloakroom/Utility
- Principal Bedroom with Ensuite
- Two Further Bedrooms
- Studio Bedroom with Kitchenette
- South-West Facing Garden
- Parking

The Property

As the name suggests, Treetops enjoys wonderful elevated views across rolling countryside, offering a peaceful and picturesque setting.

Originally purchased from the builder, who created the home for their own occupation, this attractive brick-built property sits beneath a tiled roof. A bespoke Iroko hardwood front door welcomes you in to this delightful home.

The ground floor benefits from zoned underfloor heating throughout, providing both comfort and flexibility. To the front of the property is a versatile study, equally suited as a snug or hobby room. Adjacent is a larger-than-average cloakroom and a separate utility room.

To the rear lies the heart of the home, a superb open-plan kitchen/dining/sitting room designed for contemporary living and basking in the natural light which pours in through two sets of French doors which lead to the terrace and garden beyond. The sitting area features an attractive gas burner, creating a cosy focal point and a relaxing space.

The outstanding kitchen is fitted with a sleek, contemporary handleless design, offering a range of wall and base units, with many deep drawers for ease of access. A large central island incorporates a sink, generous worktop space and breakfast seating. Integrated Siemens appliances include a full-height fridge, separate freezer, and two ovens, one of which also functions as a microwave. A water softener is conveniently located beneath the stairs and the property also benefits from a security alarm system.

On the first floor, the principal bedroom features fitted wardrobes, a dressing area, and a contemporary en-suite shower room. There are two further well-proportioned bedrooms and a stylish family bathroom. The second floor offers a particularly flexible space, a bedroom or studio complete with a small kitchenette and contemporary shower room, ideal for guests, older children, or potential annexe-style accommodation.

Treetops combines high-quality finishes, flexible living space and a delightful countryside outlook — a superb modern home in a sought-after setting.

Services - Mains water, electricity and drainage. Calor gas central heating, and underfloor heating, hob and fire. Ofcom suggests broadband speeds of up to 1000 Mbps and that most major mobile networks will have good connectivity in the area.

Tenure

Freehold

EPC Rating

79 (C)

Outgoings

Council Tax Band: F

Size

1609 sqft (total)





Outside

Treetops is approached via a short private drive, providing ample parking for three to four cars. The property is bordered by mature hedging and benefits from a universal EV charger. Attractive shrubs and climbing plants frame the front of the house, and there is convenient side access to both sides of the property.

To the rear, French doors from both the kitchen and the sitting room open onto a generous south-west facing tiered terrace, ideal for al fresco dining and entertaining. There is a wonderful rose and magnolia bush with hedged borders. Beyond what appears to be the rear garden boundary, steps lead up to a hidden, elevated garden. This delightful "secret" space is mainly laid to lawn with hedged borders and interspersed with shrubs and perennials and a wonderful almond tree. In addition, there is a useful garden shed which is both insulated and has power.

Location

Chilbolton is a delightful village which sits on the renowned River Test, famous for trout fishing and is surrounded by chalk streams, meadows and nature reserves, ideal for walking, wildlife spotting and enjoying the outdoors. Amenities include a Post Office with shop and café, village hall, the popular Abbots Mitre public house, and a parish church. The area offers many beautiful walks, including West Down which is just a two-minute walk away, with a footpath leading to Wherwell. Additionally there are walks at the Test Way, Chilbolton Common and the water meadows which are in the nearby market town of Stockbridge where there are an excellent range of day-to-day amenities, as well as several well-regarded pubs, restaurants, hotels and galleries.

There is a local village primary school in nearby Wherwell and a secondary school in Stockbridge, while the area also offers a wide choice of highly regarded independent schools. The cathedral cities of Winchester and Salisbury are approximately 15 and 25 minutes' drive respectively. The A303 is close at hand, providing convenient access to London and the West Country, and Andover, just six miles away, offers direct trains to London Waterloo in around 70 minutes.



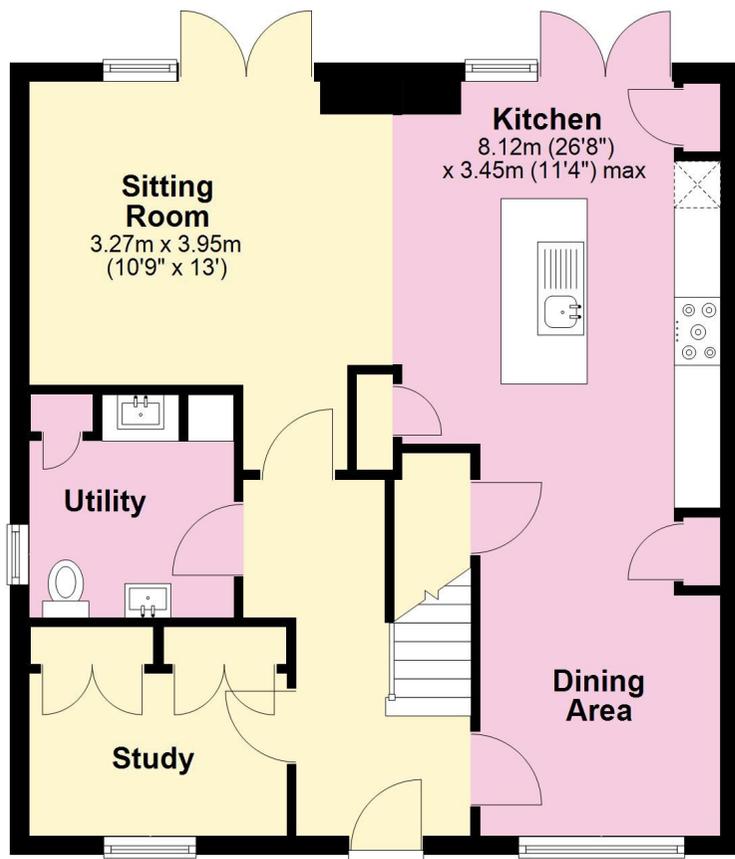


The extent of the property is coloured green. For identification purposes only.

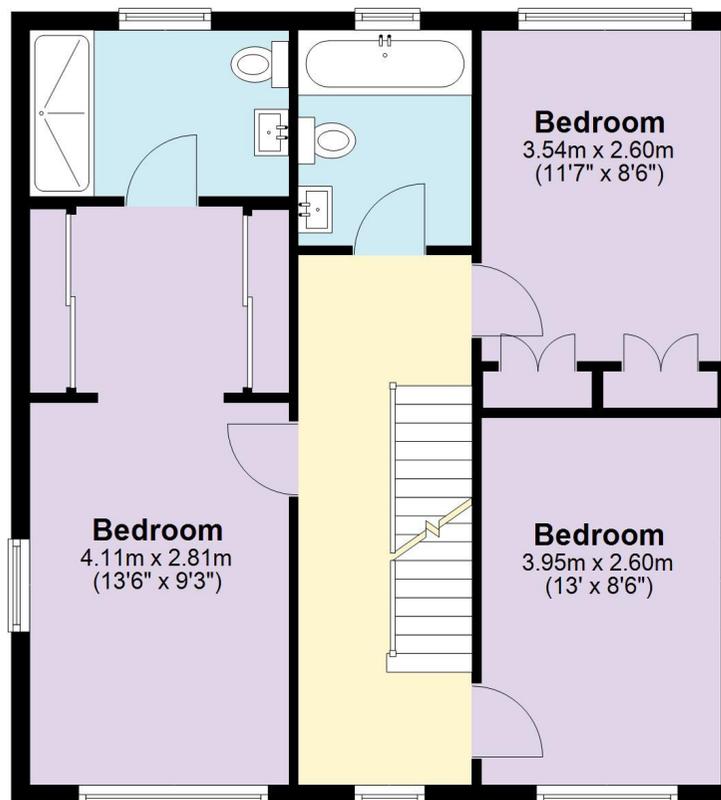
Stockbridge 3.7 Miles • Andover 6.2 Miles • Winchester 11 Miles



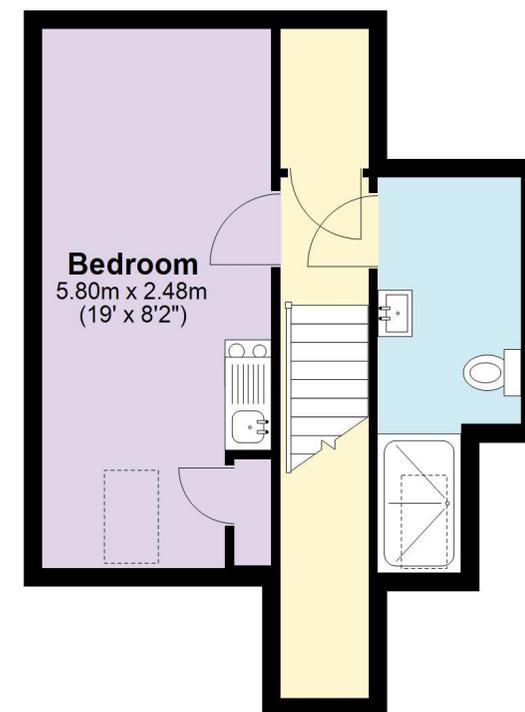
Ground Floor



First Floor



Second Floor



Total area: approx. 149.6 sq. metres (1609.8 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

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