

Peagreen Lodge  
Chilbolton





## The Property

Behind the façade of this classical Georgian-style village house, there stands a beautifully appointed, fully functioning modern family home. Built in 1998 by the current owners to an exacting standard, and carefully-maintained since, Peagreen Lodge offers nearly 2,900sq ft of accommodation across two floors.

A spacious hallway provides an impressive welcome, with enviable ceiling height. With attractive views of the garden from many of the four reception rooms, natural light pours in throughout the house. The hallway offers a central point from which all ground-floor rooms are accessed. To the left is a study, equally well suited as a playroom or snug, alongside is a beautifully relaxing, air-conditioned, sitting room featuring a focal fireplace and doors opening directly onto the garden. The formal dining room flows seamlessly into a charming garden room; the perfect place to enjoy the outdoors whatever the weather.

To the right of the property lies the spacious kitchen/breakfast room, fitted with a good range of wall and base units, ample space for a dining table, and direct access to the garden and terrace. This area is complemented by a separate utility room with further access to the rear garden, a home office, downstairs loo and cloakroom and there is ample storage across the ground floor.

Stairs lead from the entrance hall to the first floor landing, a versatile and inviting space in its own right (with scope to create a fifth bedroom if required). In total, the accommodation comprises four double bedrooms, all with air-conditioning. The principal bedroom is a serene retreat, complete with a dressing area, en-suite bathroom, and lovely garden views. The main guest bedroom also benefits from an en-suite, while two further bedrooms share a well-appointed family bathroom. An attic runs the full length of the house with ladder access.

**A detached, highly energy-efficient house, offering excellent accommodation in the desirable Test Valley village of Chilbolton.**

Peagreen Lodge, Drove Road,  
Chilbolton, Hampshire, SO20 6AB

Guide Price:  
£1,150,000



- Highly Energy Efficient
- Spacious Hallway
- Kitchen/Breakfast Room
- Double Aspect Sitting Room
- Dining Room leading to Garden Room
- Study
- Four Double Bedrooms
- Main with Ensuite & Dressing Room
- Attractive Gardens
- Double Garage
- Ample Parking
- Solar panels & battery

**Services** - Mains water, electricity and drainage. Oil central heating. Calor gas hob/electric ovens cooker. Solar panels & Tesla battery. Dakin A/C units. Ofcom suggests broadband speeds of up to 80 Mbps and that most major mobile networks will have good connectivity in the area.

### Tenure

Freehold

### EPC Rating

C (72)

### Outgoings

Council Tax Band: G

### Size

3327.8 sqft (total)

Stockbridge 3.7 Miles • Andover 6.2 Miles • Winchester 11 Miles







## Outside

Peagreen Lodge is approached by a generous driveway providing ample off-street parking, complemented by a double garage with space for a workshop area and a number of built-in cupboards. This is a naturally cool area and works well for wine and food storage.

To the rear, the garden is a standout feature: a private, south-west facing haven designed for both relaxation and low-maintenance enjoyment. Predominantly laid to lawn and enclosed by established hedging, it enjoys a high degree of seclusion, with carefully chosen trees and shrubs adding structure and interest. Patio doors from all three rear-facing rooms open directly onto the garden. A spacious terrace creates the perfect spot for outdoor dining and making this an ideal garden to enjoy from afternoon sun through to evening. The striking large water feature and pergola provide attractive focal points.

## Location

Chilbolton is a delightful village set in the heart of the Test Valley, known for its thriving community and excellent local amenities. The village offers a Post Office with shop and café, a village hall, church and the popular Abbots Mitre pub.

The village 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.

Nearby Stockbridge hosts seasonal festivals celebrating local produce and heritage, adding to the community's lively charm. In addition, it provides a wide range of day-to-day amenities, along with its independent shops, well-regarded pubs, restaurants, hotels and galleries.

There are excellent schooling options, falling within the Wherwell Primary School catchment, while Farleigh Independent School provides a highly regarded private option.

The Cathedral cities of Winchester and Salisbury are approximately 15 and 25 minutes' drive respectively offering further amenities as well as the reputable grammar schools, while the A303 offers convenient access to London and the West Country. Andover only 6 miles away provides trains to London Waterloo in 70 minutes.





⚠️ The extent of the property is edged red.  
 For identification purposes only.

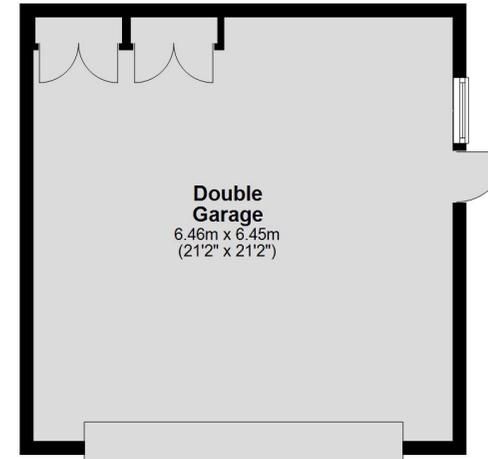


*Artist's impression of Peagreen Lodge*

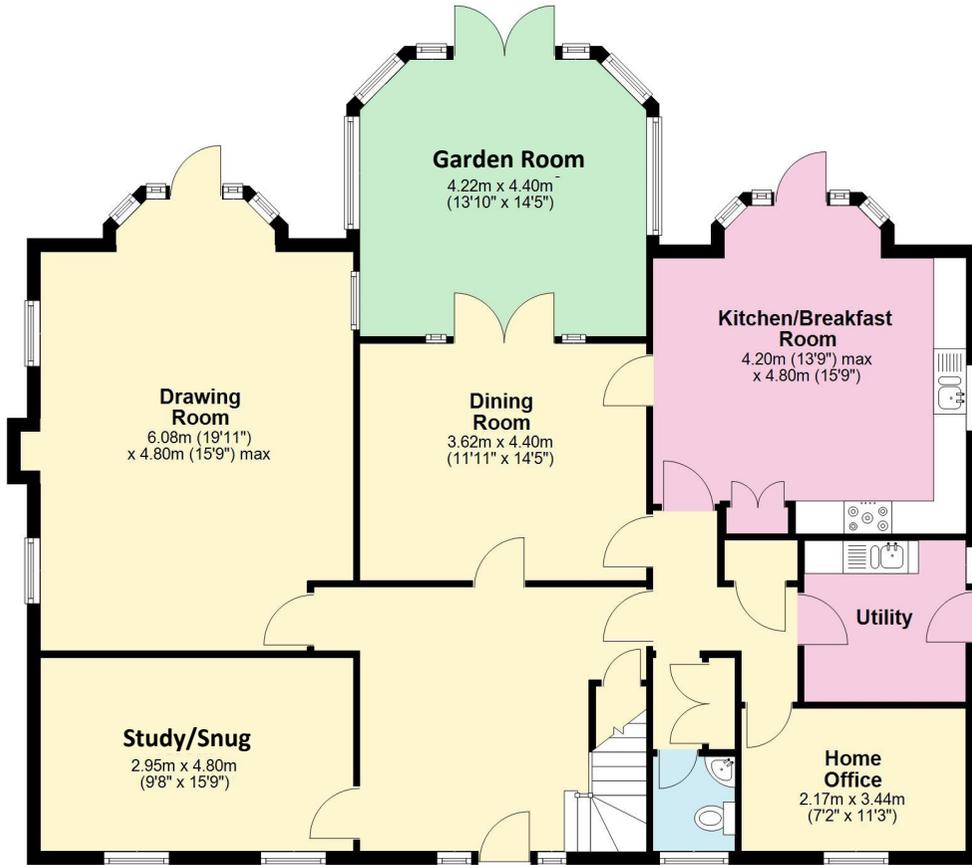
*Andrew P. Hays*



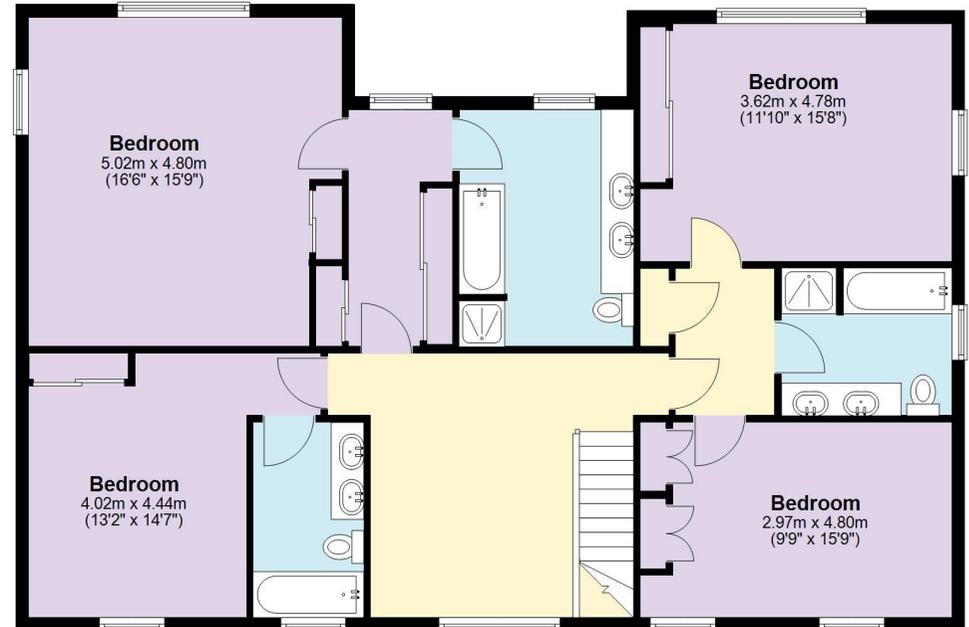
**Outbuilding**  
Approx. 41.7 sq. metres (448.4 sq. feet)



**Ground Floor**  
Approx. 145.0 sq. metres (1560.6 sq. feet)



**First Floor**  
Approx. 122.5 sq. metres (1318.7 sq. feet)



Total area: approx. 309.2 sq. metres (3327.8 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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