



BRAMBLEDENE

Chilbolton



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Occupying a delightful edge of village position within a conservation area, Brambledene is a detached family home offering over 2,700 sq ft of accommodation, set within attractive mature gardens.



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EPC

D

Local Authority: Test Valley Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,250,000



BRAMBLEDENE CHILBOLTON

This charming property combines timeless character with practical modern living. The spacious ground floor includes a welcoming reception hall, elegant sitting room, separate dining room, study, comfortable TV room and a well-appointed kitchen/breakfast room complemented by a utility room. A lift provides convenient access between floors, enhancing accessibility throughout the home.

Upstairs, the generous principal bedroom enjoys excellent proportions and is served by a stylish en suite bathroom, while two further double bedrooms are supported by additional bath and shower room facilities.

Externally, the house is approached via landscaped gardens which surround the property, creating a wonderful sense of privacy and seclusion. To the rear, a large terrace provides the perfect space for outdoor dining and entertaining, overlooking expansive lawns and mature planting. Further benefits include a detached double garage, summer house and useful outbuildings.



Services: mains water and electricity. Private drainage.

Heating: oil fired central heating

Post Code: SO20 6BQ

Location: what3words.com/tiptoes.change.essential

EV charging point

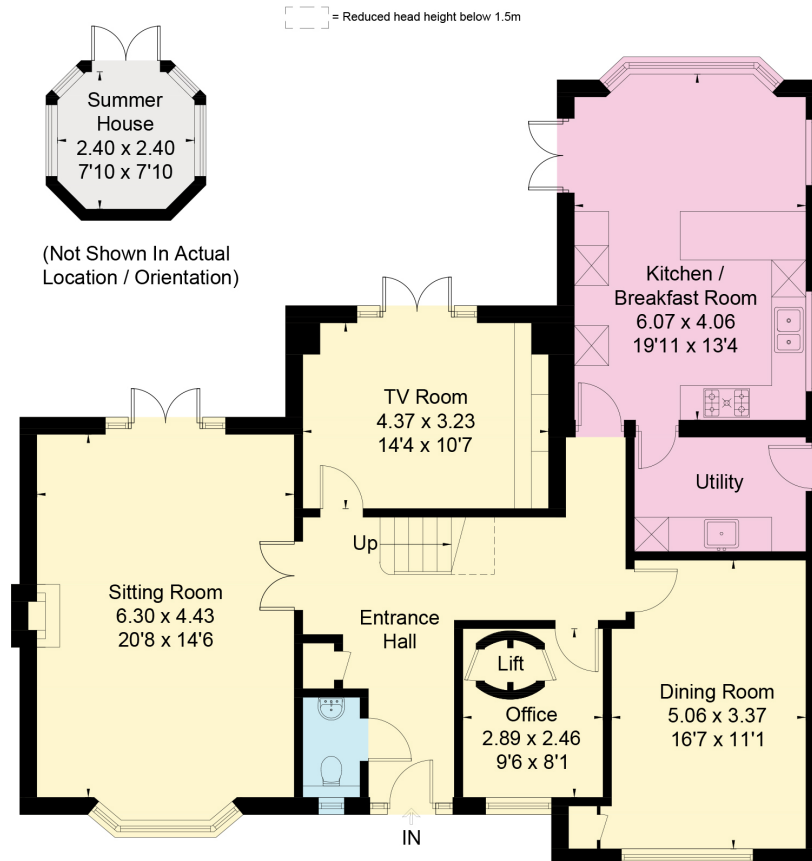
High speed fibre optic WiFi available

Water softener installed





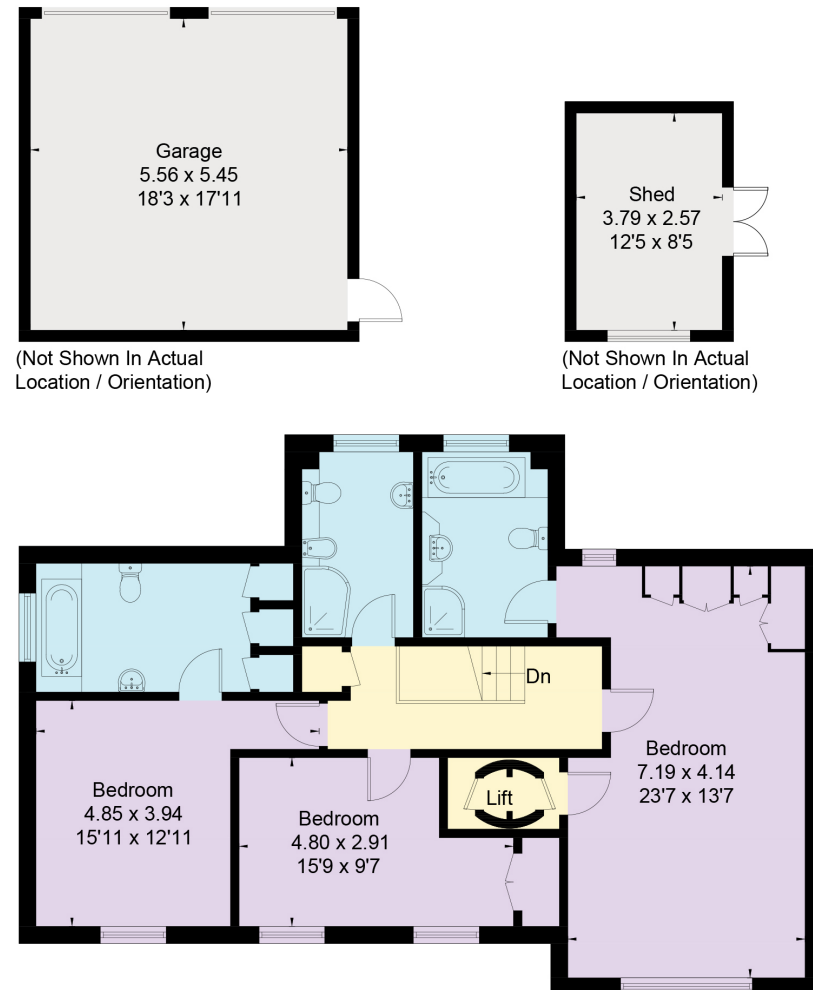
Approximate Floor Area = 222.3 sq m / 2393 sq ft
 Garage / Outbuildings = 35.5 sq m / 382 sq ft
 Total = 257.8 sq m / 2775 sq ft
 (Including Lift / Excluding Shed)



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #114469



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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