

# The Old Inn, Chilbolton Common, Chilbolton, SO20 6BD



We are proud to present

# The Old Inn

## Chilbolton Common, Chilbolton, SO20 6BD

**A quintessential Grade II listed detached property of nearly 3,000sq ft, standing within grounds of approximately 1.32 acres, on the edge of the village of Chilbolton**

- Well-presented house in a semi-rural position on the outskirts of the village
- The property is surrounded by 'Cow Common', a SSSI amounting to about 88 acres
  - 2,959 sqft of accommodation over two floors
  - Five bedrooms and three bath/shower rooms
- Hot Water and Heating via a Ground Source Heat Pump
- Versatile layout suitable for multi-generational living
  - Detached garage
- Paddock of 0.65 acres



CGI Enhanced Image



# The Property

The Old Inn has a fascinating provenance, with a highly attractive front elevation framed by its recently re-done thatched roof. The house is Grade II listed, reflecting the history of the house. As suggested by the name, it was formerly a public house and historically joined to what was a former bakery to the rear, creating a substantial home of about 2,959 sq ft. Within this, the layout provides for the opportunity to create an internal annexe if one wished.

In all, the house provides a lovely flow of reception rooms on the ground floor, with period details and a lovely outlook from the main rooms across the Common and gardens. The kitchen lies to the rear and overlooks the garden, with a breakfast/dining area and French doors to the rear terrace. Supporting the main reception rooms, the house is also blessed with ample practical space including a utility room, plant room, garden room and butler's pantry. Although featuring exposed beams, the ceilings in the front part of the house are tall and don't impinge on the room sizes.

Upstairs, the main stairwell leads to four bedrooms and two bathrooms (one is ensuite), whilst a secondary stairwell leads up to a fifth bedroom, served by a shower room on the ground floor. There is also a lovely little reading 'nook' on the main landing.

## Outside

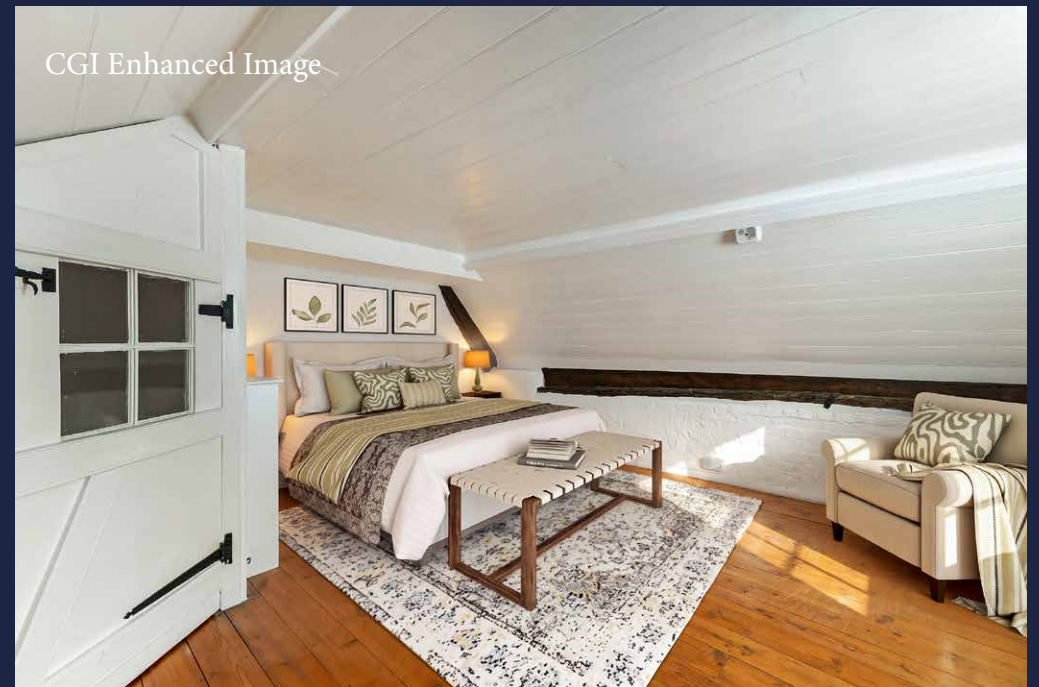
The property is approached from the end of Joys Lane, which leads from the village down to a parking area for visitors to the Common. A private gravelled track spurs from here down to The Old Inn and its two neighbours. Whilst parking for The Old Inn is to the front of the house, there is also a standalone single garage to the side.

A pretty cottage garden frames the front of the house and main door, with passages down either side to the rear garden. A wonderful, extensive, rear sandstone terrace and pergola provides an idyllic spot to enjoy the rear garden, mainly laid to lawn and enclosed with a mix of fence and native hedging. The garden bootlegs around one neighbour to the east and gives access to the garage (functional but very useful for machinery storage) and five-bar gate out to the access track.

Beyond the garden, a pair of gates flank the footpath and provide private access to the paddock, extending to about 0.65 acre, with a lovely old shepherd's hut. Historically surrounded by decking, this would make a really special area to enjoy the views over the Common and River Test.

Note, whilst the views are lovely, there is no direct access to the River itself.









# Situation and Amenities

The Old Inn is situated on the renowned Cow Common, on the northwestern side of Chilbolton. The Common extends to about 88 acres and runs adjacent to the River Test. It is an unspoilt semi-rural location, surrounded by beautiful natural countryside and is a Site of Special Scientific Interest, noted for its biodiversity.

The village of Chilbolton offers a variety of local amenities including a Post Office/store, church, village hall and public house. There is a reputable primary school in the neighbouring village of Wherwell, approximately 1½ miles away. Other nearby schools include the renowned Farleigh, The Pilgrims' School, St Swithun's for girls and Winchester College. There are good secondary schools in Stockbridge and Winchester and also the very popular Peter Symonds Sixth Form College.

Stockbridge lies 4 miles to the south, a picturesque and sought-after town known for its charming countryside atmosphere and variety of independent shops, cafes, pubs and restaurants, as well amenities including a Doctors Surgery, Pharmacy and Post Office. Stockbridge lies on the River Test, world renowned for its fly fishing and is perfect for wonderful countryside walks on Stockbridge Common and along the Test Way. Andover, 6 miles to the north, offers a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to London Waterloo (in about an hour). Micheldever Station, which is on the Winchester-Waterloo line, is ten minutes away. The Cathedral cities of Winchester and Salisbury are about fifteen and thirty minutes' drive respectively, and the A303 is close at hand allowing convenient access to the West Country and London (via the M3 motorway).



# Additional Information

**Tenure:** Freehold

**Services:** Private water (borehole) and private drainage. Hot water and central heating via a ground source heat pump. Superfast broadband. Ofcom suggests that all major mobile networks should have good coverage.

**Local Authority:** Test Valley Borough Council

**Council Tax Band:** G

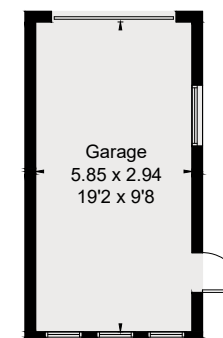
**EPC Rating:** D

**Square Footage:** 2,959

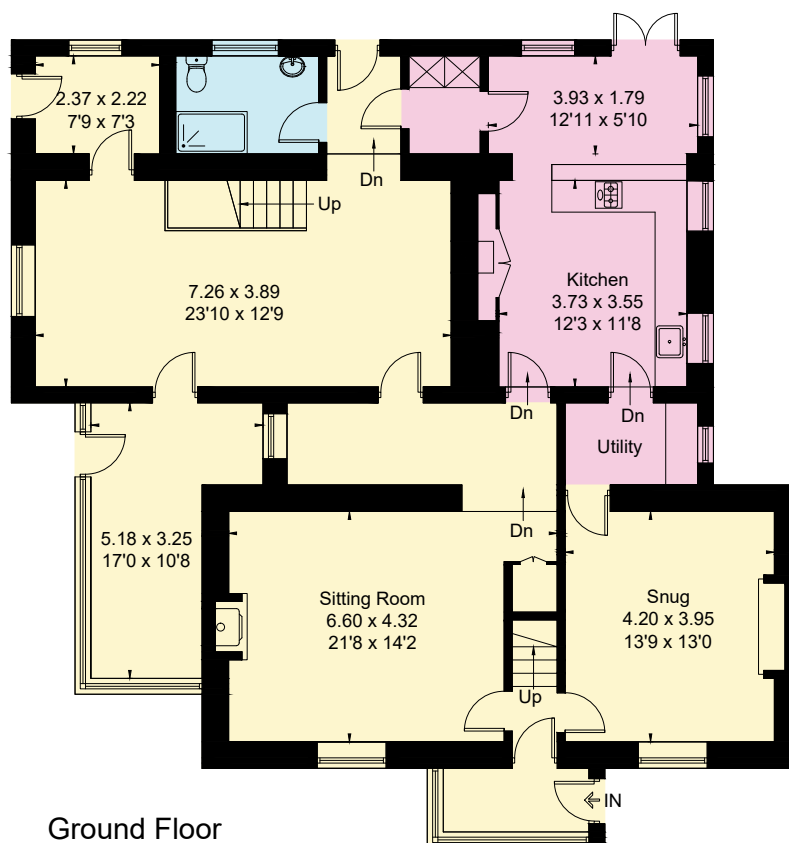
**Agents' Note:** An enclosed footpath runs between the garden and paddock. Access to the Property is via Joys Lane from the village of Chilbolton.



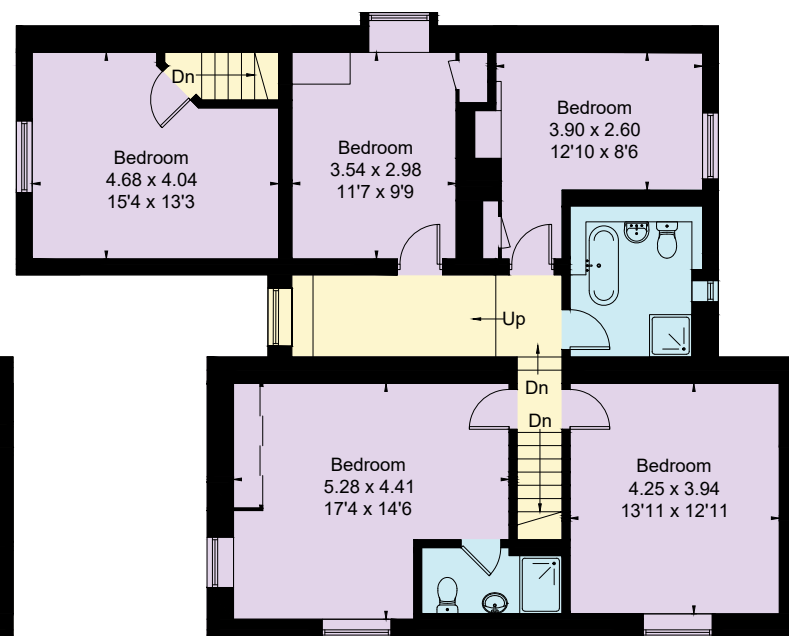
Approximate Floor Area = 274.9 sq m / 2959 sq ft  
 Garage = 17.2 sq m / 185 sq ft  
 Total = 292.1 sq m / 3144 sq ft



(Not Shown In Actual  
Location / Orientation)



Ground Floor



First 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 #114561



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