



PENNARD, RIVER VIEW CLOSE

Chilbolton, Stockbridge



PENNARD CHILBOLTON

An exceptional family house, located in a sought after Test Valley village.



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EPC

C

Local Authority: Test Valley Borough Council

Council Tax band: G

Tenure: Freehold

Offers in excess of: £1,500,000



Set within the beautiful village of Chilbolton, in a quiet cul-de-sac location. This is an individually designed home, by Award Winning Architect, Adam Knibb which offers a stunning living space. The impressive glazed frontage creates an immediate sense of arrival, with a double-height entrance hall and galleried landing flooding the home with natural light and picturesque views. The entrance hall allows access to the study and superb open plan kitchen/dining room with Leicht units, breakfast bar, Bosch appliances and enjoys direct access to the gardens. A spacious sitting room with a feature fireplace and garden access. A utility room and cloakroom complete this floor. The first floor accommodates four well-proportioned bedrooms all with en suite bathrooms, while the the principal suite also benefits from a dressing room. On the lower ground floor, a substantial games/cinema room offers exceptional flexibility and could also be utilised as a gym, hobbies room or additional reception space. This level also provides access to the integral garage, which offers extensive storage and parking. Externally, Pennard is approached via a generous paved driveway leading to the garage and providing ample off-road parking. To the rear, the landscaped garden has been thoughtfully designed with expansive terraces, creating the perfect setting for outdoor dining and entertaining, alongside areas of lawn bordered by mature planting for privacy, while benefiting from exceptional views.



Services:

Water: Mains

Electric: Mains

Drainage: Private - Soakaway

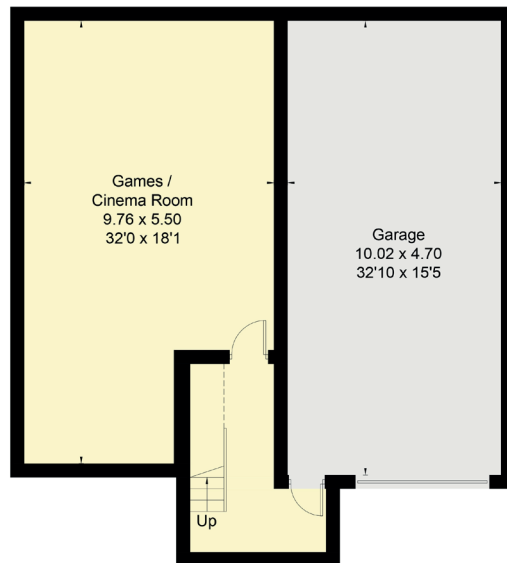
Heating: LPG from underground tank managed by Calor Gas

NB: AI has been used to enhance the colour of the lawn

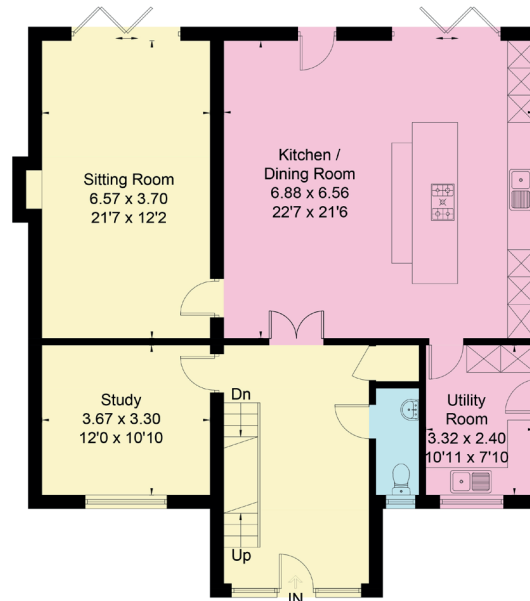




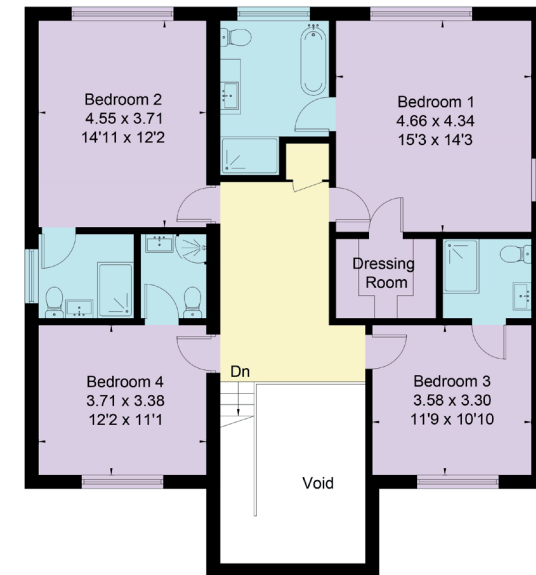
Approximate Floor Area = 326.2 sq m / 3511 sq ft (Excluding Void / Including Garage)



Lower Ground Floor



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 #113698

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
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