

24 Test Rise, Chilbolton, SO20 6AF



 Myddelton & Major.

We are proud to present

24 Test Rise

Chilbolton, SO20 6AF

A bright family home with a large garden, parking and garage situated in the popular village of Chilbolton

- Bright and Spacious Accommodation
- Situated in the Popular Village of Chilbolton
 - Dual Aspect Dining/Sitting Room
 - Three Bedrooms
 - Garage
 - Parking
 - Large Garden
 - No Onward Chain
- Potential to Extend (subject to planning)
 - 0.5 Mile walk to Shop and Pub





The Property

24 Test Rise is a well-presented three-bedroom semi-detached family home, built by the highly regarded King & Sons, and situated in the sought-after village of Chilbolton. Offering bright, spacious and well-balanced accommodation throughout, the property provides an excellent opportunity for buyers looking to create a wonderful long-term family home.

A covered entrance porch leads into a welcoming and spacious hallway, which provides access to the integral garage, a convenient downstairs cloakroom, and stairs rising to the first floor. Positioned at the front of the property, the kitchen is fitted with a comprehensive range of base units, complemented by generous worktop space, making it both practical and functional for everyday family living.

The generous sitting/dining room is a particular feature, enjoying a dual-aspect outlook that allows an abundance of natural light to flood the room. Offering ample space for both relaxing and entertaining, it provides an ideal setting for family life while enjoying views over the rear garden.

On the first floor are three light and airy bedrooms, all presented in neutral décor, together with the family bathroom comprising a WC, wash hand basin and bath with shower over. The neutral decoration throughout the property provides a blank canvas, allowing a prospective purchaser to personalise and style the home to their own taste.



Outside

To the front of the property is an area of lawn together with a private driveway providing off-road parking and leading to the integral garage with an up-and-over door. The covered entrance porch offers a welcoming approach, while the garage also benefits from internal access and a door leading directly into the rear garden.

The rear garden is of a generous size and enjoys a level aspect, making it ideal for families and keen gardeners alike. Predominantly laid to lawn, it is enclosed mainly by fencing and features established flower borders together with a productive vegetable patch to one side. A useful garden shed is positioned at the far end of the garden, providing additional outdoor storage.





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.

There are many beautiful walks including The Test Way, Chilbolton Common and The Water Meadows in Stockbridge. The nearby market town of Stockbridge provides an excellent range of day-to-day amenities including a greengrocers, Robinson's butchers, a post office and doctors surgery as well as several well-regarded pubs, restaurants, hotels and galleries. There is a local village primary school in Wherwell and secondary school in Stockbridge and the area has a good choice of Independent Schools which are all highly regarded.

The Cathedral Cities of Winchester and Salisbury are about 15- and 25-minutes' drive respectively, and the A303 is close at hand allowing convenient access to London and the West Country. Andover only 6 miles away provides trains to London Waterloo in 70 minutes.



Additional Information

Services:

Mains water, electricity and drainage connected. Oil-fired central heating. Ofcom suggests broadband speeds of up to 80 Mbps are available and that all major mobile networks should have good coverage outside and good to variable inside.

Tenure:

Freehold

Council Tax Band:

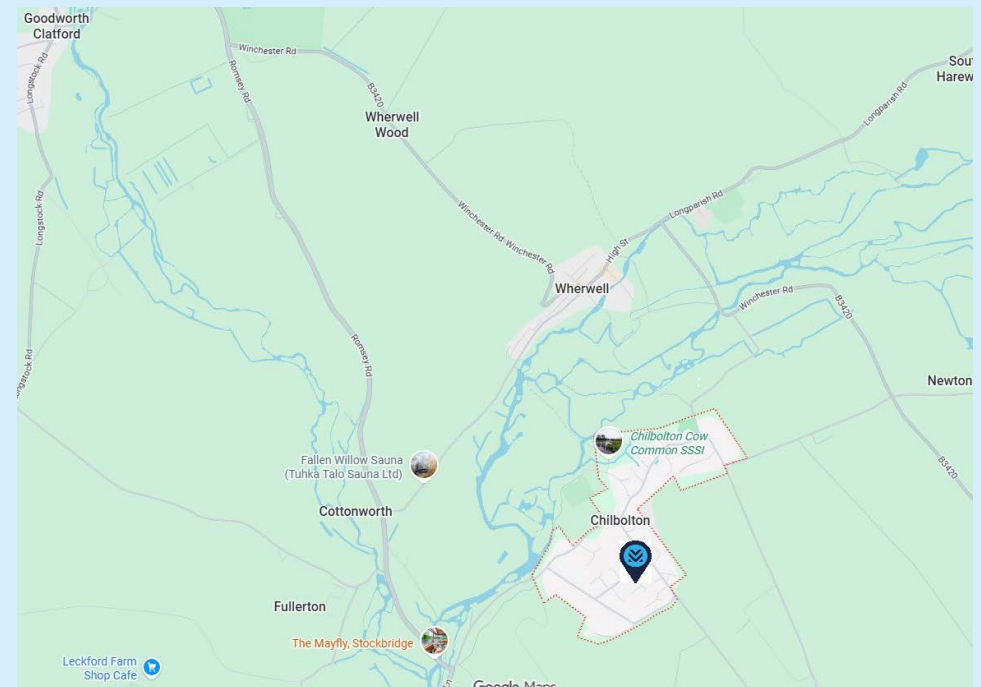
D

EPC rating:

E (50)

Square Footage:

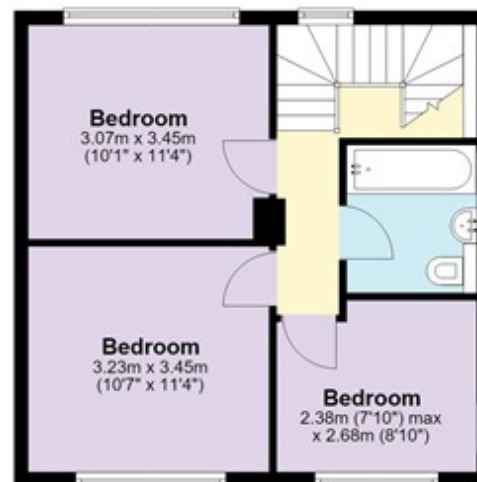
944 ft2 (excluding garage)



Ground Floor



First Floor



Total area: approx. 100.2 sq. metres (1078.4 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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