



WARMBROOK

Paddock Field, Chilbolton, Stockbridge, Hampshire, SO20 6AU

Carter Jonas

WARMBROOK, PADDOCK FIELD, CHILBOLTON, STOCKBRIDGE, HAMPSHIRE, SO20 6AU

- Three double bedrooms
- Two receptions
- Kitchen & Utility
- Wet room shower
- Garage
- 1/4 acre gardens
- EPC rating D

DESCRIPTION

Sitting at the top of a private driveway, "Warmbrook" is a detached bungalow offering exceptional privacy and seclusion, and almost 1400 sq. ft of accommodation. Yet it is just ¼ mile from the village tea room & shop/Post Office, the Abbots Mitre public house and Cow Common - a SSSI with designated paths and trails crossing the common and the River Test. "Warmbrook" lies in the much coveted old part of Chilbolton.

The front door opens to the entrance hall, with door to separate WC and further doors to the dining room, sitting room and kitchen. The well-proportioned sitting room has an open fire and French windows opening onto the southerly-aspect garden. A door leads through to an inner hallway to three double bedrooms and wet room with shower. The kitchen is fitted with wall base and drawer units, and door through to the utility room, with plumbing and provision for appliances, and an additional side door to the front.

DETACHED THREE-BEDROOM BUNGALOW EXTENDING TO NEARLY 1,400 SQ. FT, SET WITHIN ESTABLISHED GARDENS AND IDEALLY POSITIONED FOR VILLAGE LIFE AND SCENIC WALKS.



OUTSIDE

To the front of the property there is ample driveway parking leading to the garage and side pedestrian access to the side and rear gardens. Enclosed with a mix of fences and established hedges, the gardens comprise lawns, established planting, and paved terraces, with an additional summer house with power. The garage is a large single garage with electric roller door and side door.

LOCATION

Chilbolton is a picturesque village and civil parish in Hampshire, England, located about 18 miles north of Southampton and 10 miles northwest of Winchester, near Stockbridge. The village sits on the banks of the River Test, renowned for its clear waters and trout fishing, and is surrounded by beautiful countryside, making it popular with walkers and cyclists. Chilbolton Common links the village to nearby Wherwell, and the community is known for its friendly atmosphere, annual village fete, and scenic greens.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and sewerage. Oil central heating.

Local Authority: Test Valley Borough Council

Council Tax: Band F

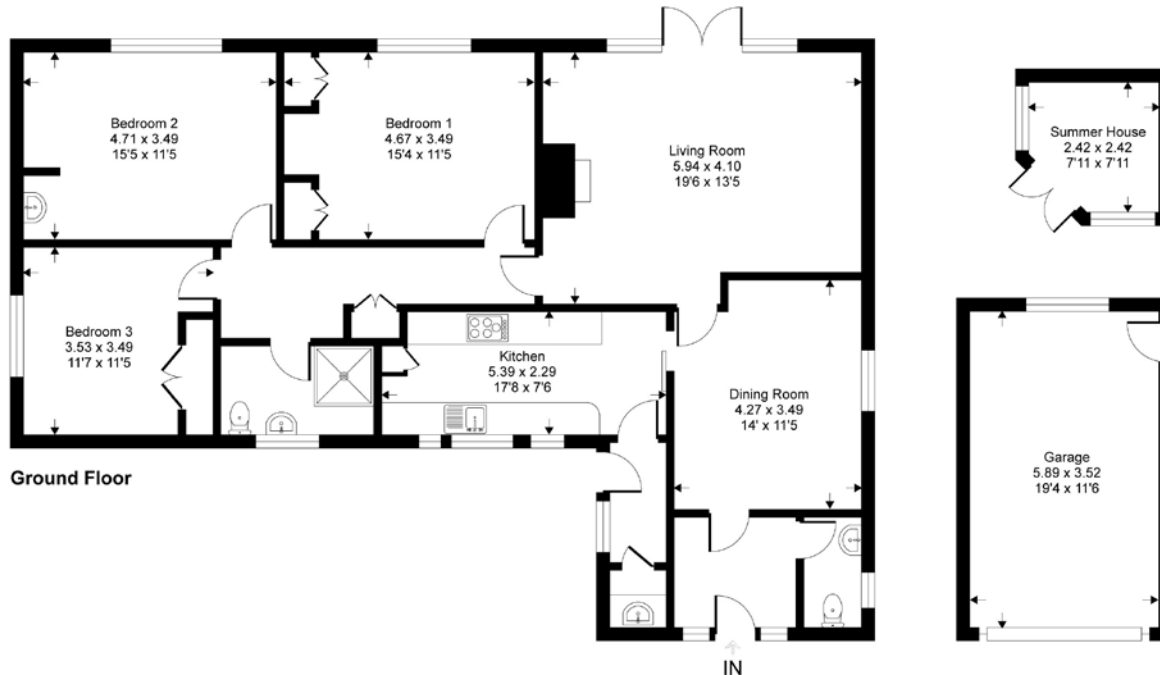
Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website

Viewings: Strictly by appointment with Carter Jonas, 01962 842742.



Paddock Field, SO20

Approximate Gross Internal Area = 128.2 sq m / 1380 sq ft
 Approximate Garage Internal Area = 20.7 sq m / 223 sq ft
 Approximate Outbuilding Internal Area = 5.2 sq m / 57 sq ft
 Approximate Total Internal Area = 154.1 sq m / 1660 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
 Produced for Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Office 01962 842742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, Hampshire, SO23 8RZ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.