

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

Carter Jonas

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

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

- 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.

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
Agent's Note: We believe this property is of non-standard construction.
Viewings: Strictly by appointment with Carter Jonas



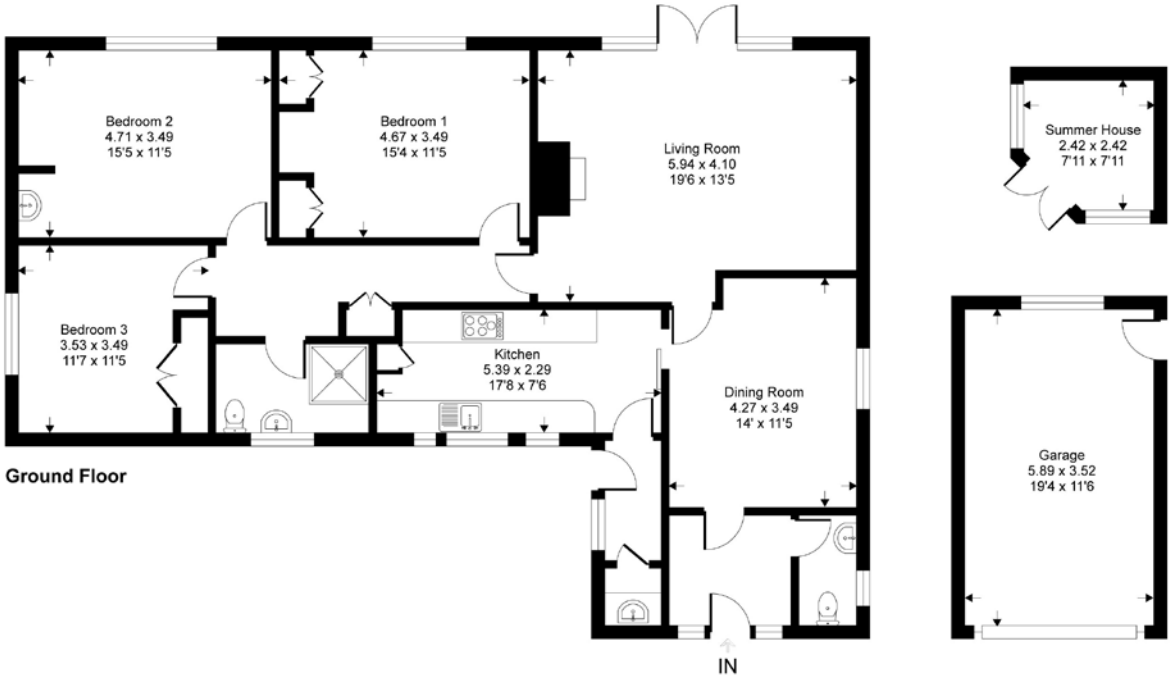






Paddock Field, SO20

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

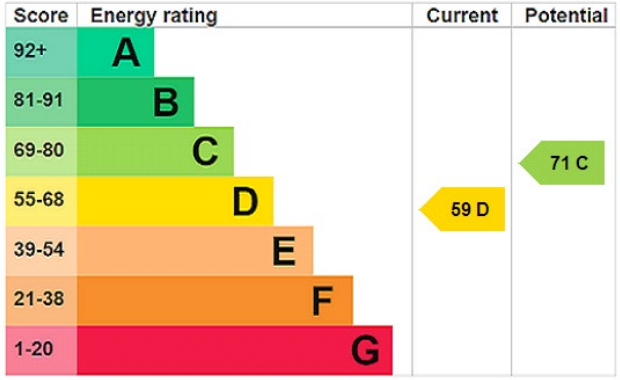


Ground Floor

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Produced for Carter Jonas







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