



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

SKYLARKS, DROVE ROAD, CHILBOLTON, | STOCKBRIDGE

Guide Price £1,200,000

5 3 4



Substantial and Appealing

Skylarks is located in a beautiful and serene setting within its own plot of approximately 0.8 of an acre in the charming village of Chilbolton, only 3 miles from Stockbridge. The property was built to a Sussex farmhouse style in 1999 and presents an exciting opportunity to acquire a versatile residence which exudes potential and opportunity to create one's own beautiful, bespoke home with a collective building footprint of nearly 5000 Sq Ft including outbuildings there is a wealth of scope for many uses (subject to planning).

This substantial and appealing 5 bedroom detached property is attractively presented and arranged over two floors. The ground floor comprises a spacious sitting room with a focal point being an impressive bespoke brick exposed inglenook fireplace. There are windows to three aspects which creates light and warmth which flows seamlessly through to the splendid dining room with rear access to the gardens and grounds.

One of many highlights to this versatile property is the extensive kitchen/breakfast room which is over 25' in length and offers a wealth of space for a breakfast table and is fitted with a large range of units. There is a practical utility room which accesses both the ground floor shower room and boot room which opens on to the rear garden. The ground floor also benefits from a generous study and an additional WC and the luxury of underfloor heating throughout the property.

The first floor boasts a wonderful principal bedroom with two large walk-in wardrobes and a delightful five-piece en-suite. There are four further bedrooms served by a family bathroom. A large triple garage with three electric individual single garage doors.

OUTSIDE

The property sits within a plot of approximately 0.8 acres. To the front is a formal carriage driveway set around a circular central island. The parking for the house and vehicular access to the garages is located to the rear of the building. The rear palatial gardens are mainly laid to lawn, offering seclusion and privacy.

There is a separate versatile two- storey barn which has huge potential to be developed into a number of different uses including an annexe (subject to planning). The Barn benefits from having a ground floor W/C.

LOCATION

Chilbolton is a delightful Test Valley village with a thriving community having a Post Office with shop and cafe, Village Hall, Public House and Church. There are many beautiful walks including The Test Way, Chilbolton Common and The Water Meadows in Stockbridge. Stockbridge itself is only a short drive away with its boutique shops, butchers, excellent pubs, and restaurants. There is a local village primary school in Wherwell and secondary school in Stockbridge and the area has a vast 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, system in the form of a motorised sewage treatment plant.



KEY INFORMATION

- An Appealing and Substantial Detached Residence
- Five Bedrooms
- Four Reception Rooms
- Three Bathrooms
- Beautiful Serene Private Setting
- An Exciting Opportunity To Acquire a Versatile Property With Huge Potential For Development
- Detached Barn/Annex With W/C
- Central Vacuum System
- Underfloor Heating Throughout
- Boasts 4868 Sq Ft Set Within Approximately 0.8 Acre Plot

Approximate Gross Internal Area = 318.9 sq m / 3433 sq ft (Including Garage)
 Outbuilding / Annexe = 133.3 sq m / 1435 sq ft
 Total = 452.2 sq m / 4868 sq ft

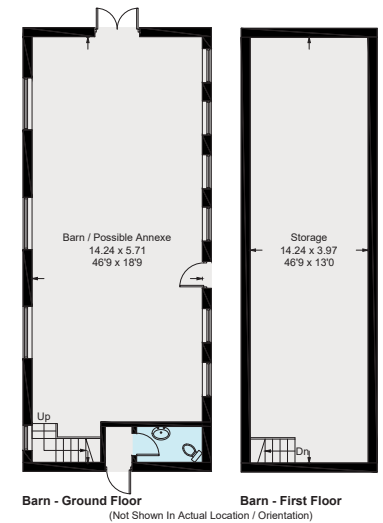
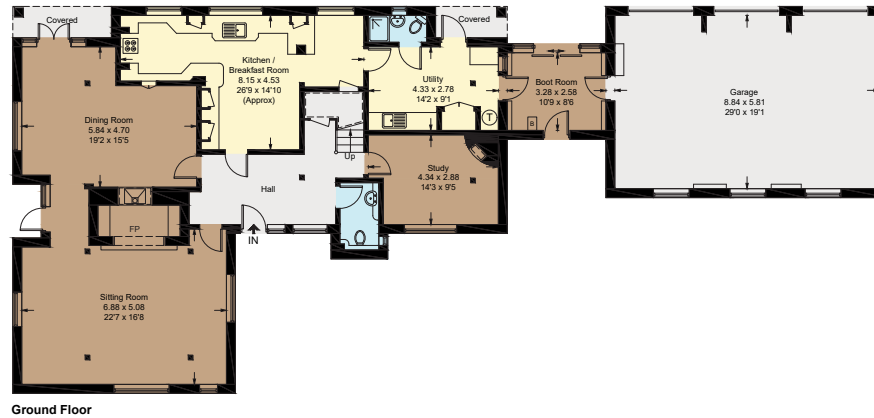


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1119662)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY INFORMATION

Tenure - Freehold
Local Authority - Winchester City Council
Council Tax - Band G
EPC - Rated C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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All information is correct at the time of going to print.

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