





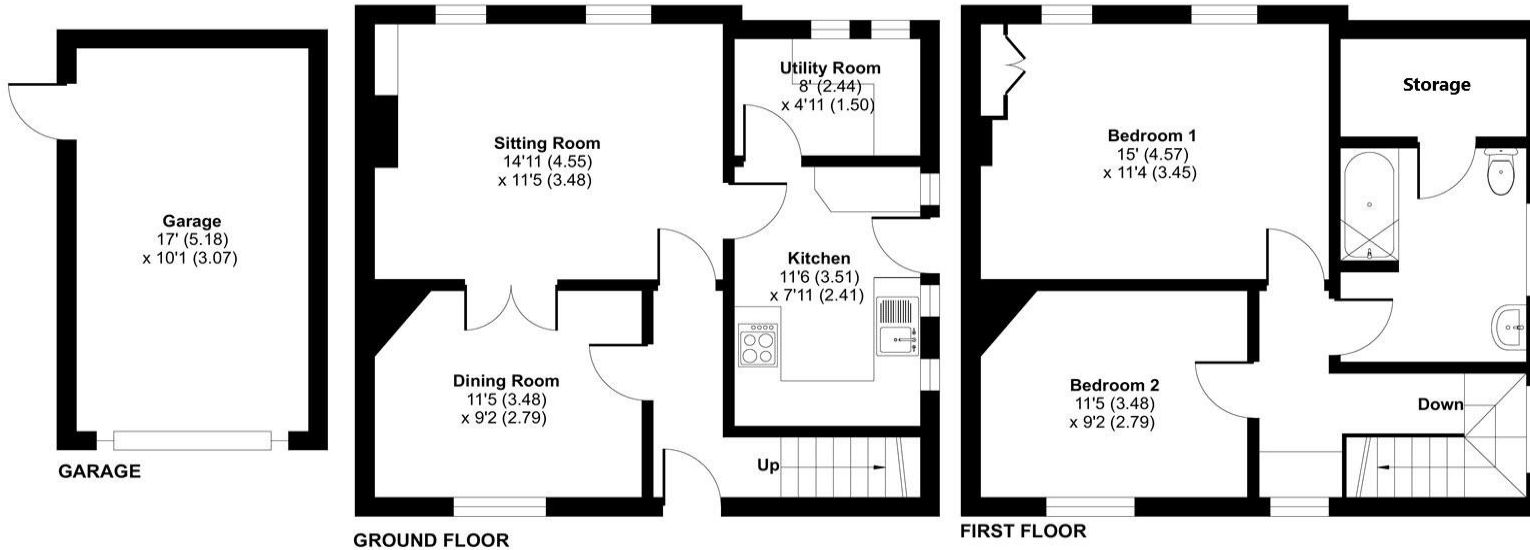


## ACCOMMODATION

Nestled in the most idyllic of locations of Chilbolton, Mayberry Cottage is a charming two-bedroom semi-detached period home. The surrounding area invites residents to explore numerous walks and rides, including the scenic Test Way along the estate's edge and Cow Common. Stepping into the property, you are greeted by its characterful interior, showcasing period features and charm. The ground floor unfolds with a well-appointed kitchen featuring a breakfast bar and an adjacent utility room. The sitting room, bathed in natural light, opens through double doors to a separate dining room, both showcasing attractive fireplaces. Ascending the staircase reveals two good-sized bedrooms and a well-appointed modern family bathroom. Externally is a delightful garden predominantly laid to lawn, offering a versatile canvas for landscaping enthusiasts. Completing the property is a detached garage and the convenience of right-of-access to two dedicated parking spaces, making Mayberry Cottage a truly inviting and well-equipped residence.



Approximate Area = 976 sq ft / 90.6 sq m  
 Garage = 170 sq ft / 15.7 sq m  
 Total = 1146 sq ft / 106.3 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC
	56	81



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1062882



## SITUATION

The much-desired village of Chilbolton sits within the beautiful Test Valley and is located approximately four miles from the picturesque village of Stockbridge which has a wonderful range of shops, inns and restaurants. Chilbolton itself has a good range of local amenities including a village shop with a post office, village hall, Church and the famous Mayfly pub. The village is also popular for its fascinating observatory, airfield and its location on the River Test, which is famous for being the fly-fishing capital of the world and is widely regarded as England's best chalk stream. Chilbolton is approximately a 20-minute drive to the vibrant city of Winchester which has a comprehensive range of shops, fine restaurants and contemporary bars as well as the famous Cathedral and beautiful Water Meadows. Connections from Chilbolton are excellent with the A30 and A303 easily accessible, as well as fast links to London Waterloo from Winchester's railway station.





### **SPECIFICATION**

- Semi-detached period cottage
- Detached garage
- Two bedrooms
- Upstairs bathroom
- Idyllic location
- Sitting room and separate dining room
- Utility room

### **LOCAL AUTHORITY**

Test Valley Borough Council  
Council Tax Band: E

### **GUIDE PRICE**

Asking Price £525,000

### **TENURE**

Freehold

*Agents note: Oil-fired heating.*

*Disclaimer: Private drainage*

*There may be a charge concerning the right of way and right of parking- To be confirmed via solicitors*