



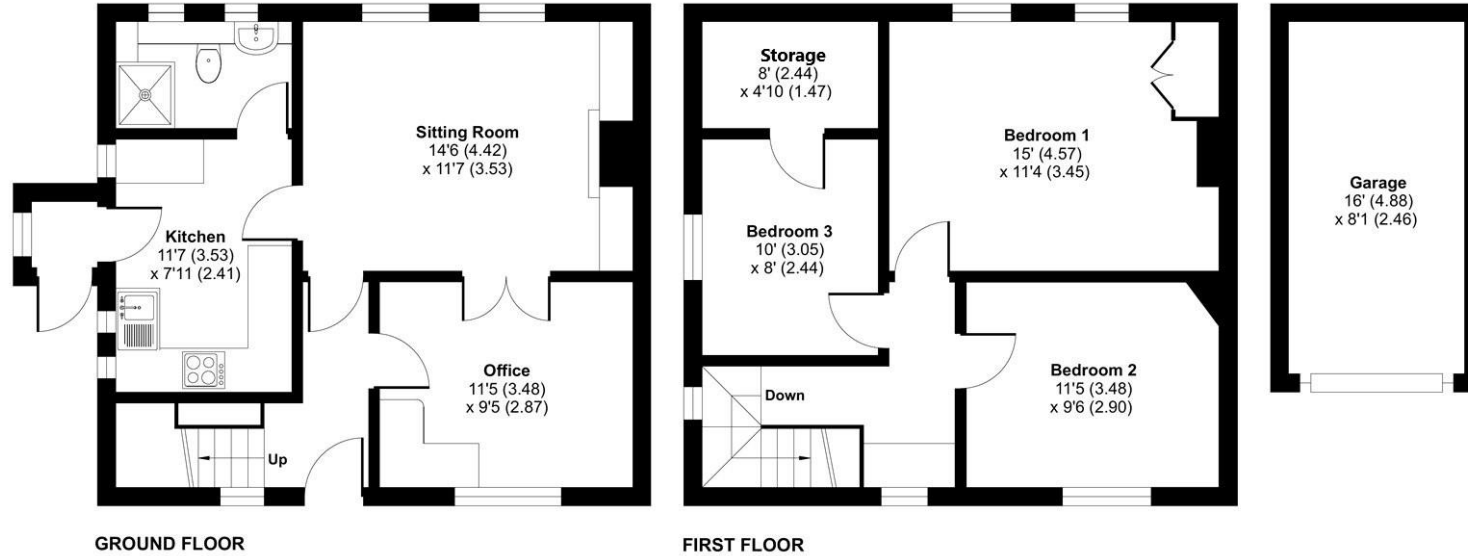


ACCOMMODATION

Offered to the market with no onward chain this home is the perfect opportunity to update and make this house your own. Set in the most stunning of locations, Brookside Cottage is a charming three-bedroom semi-detached period home full of character features. Surrounded by picturesque landscapes, the property enjoys proximity to the renowned Test Way, inviting residents to explore numerous walks and rides. With its own entrance and large driveway there is an abundance of space for off-street parking for multiple cars and a detached garage. The ground floor of boasts a light-filled sitting room with double doors leading to a separate versatile office space. There is a fully fitted kitchen and the well-appointed shower room completes the ground floor. Upstairs, three bedrooms await with built-in storage in the principal bedroom and a dressing room to bedroom three. The rear outside space extends to a delightful garden, predominantly laid to lawn, with the potential to landscape and make your own.



Approximate Area = 1006 sq ft / 93.4 sq m
 Garage = 128 sq ft / 11.8 sq m
 Total = 1134 sq ft / 105.3 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		78
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nche.com 2023. Produced for Charters Estate Agents Limited. REF: 1062883



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 house
- Period features
- Large front driveway for numerous cars
- Detached garage
- Three bedrooms
- Sought after location
- No onward chain

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: TBC

GUIDE PRICE

Asking Price £535,000

TENURE

Freehold

Agents note: Oil-fired heating.

Disclaimer: Private drainage

Wayleave agreement in place