



Lushoto

River View Close, Chilbolton

**STRUTT
& PARKER**

AN EPC GROUP COMPANY

Thoughtfully reimagined village home with generous gardens, garages and outbuildings.

Well proportioned, and flooded with light, this is a superb detached home, which has been extended and refurbished throughout. Sitting in mature and attractive gardens and with views over the surrounding countryside, this home offers space and flexibility in a sought after village.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



TRIPLE CARPORT



0.44 ACRES



FREEHOLD



VILLAGE



2922 SQ FT



**GUIDE PRICE
£1,450,000**



The property

Lushoto is a very well proportioned detached home which has been extended and completely refurbished by the current owners. It now provides generous accommodation over two floors. Light is a real feature of this house, with all the rooms having large windows. There is a really welcoming entrance hall which is bright and spacious and from which all the main living spaces are accessed. Of particular note is the open plan kitchen/dining room which is very versatile and social, with Karndean flooring and French doors out onto the terrace. The bespoke kitchen has a good range of wall and base units, with integrated appliances and a central island and breakfast bar, there is a wood burning stove and space for a dining table along with a relaxed seating area. From the kitchen there is access into the useful utility room which has access out to the garden. There is a sitting room which has a central fireplace and a wood burning stove along with French doors out onto the terrace. A further reception room is currently used as a snug/study. A cloakroom completes the ground floor accommodation. Upstairs, there is a principal bedroom

with an excellent dressing room with built in wardrobes and there is a well appointed shower room with walk in shower and dual sinks and vanity units. There are two further generous double bedrooms which both have built in wardrobes, a family bathroom with a bath and separate shower cubicle and a further fourth bedroom.

Outside

The house is approached via wooden electric gates and the driveway sweeps down to the front of the house through attractive gardens. Here there is a double garage and workshop, along with a triple bay, barn style carport and ample parking for several vehicles. To the rear of the house is a paved terrace running the length of the house and enjoying the views over the garden and the countryside beyond. The garden has mainly been laid to lawns and there are mature shrub and herbaceous borders, along with raised vegetable beds. There are a number of outbuildings, including a summer house, shed and a potting shed.



Location

Lushoto is found in an elevated position in this very pretty and largely unspoilt village on the upper reaches of the River Test. Cow Common is a popular area for walking, which is a designated SSSI site, along with West Downs Nature Reserve, both of which are on the doorstep. Within the village there is a post office/store, village hall, church and the Abbots Mitre public house, as well as an excellent community spirit.

The cathedral cities of Salisbury and Winchester, together with the Test Valley town of Stockbridge, are easily accessible and there are mainline railway stations at Andover, Winchester, Micheldever and Basingstoke, all on the Waterloo line. The A303 lies just to the north providing good access to all parts of the country including London and the West Country.

There is a primary school at Wherwell which feeds into Danebury school in Stockbridge. Private schools in the area include Norman Court, West Tytherley (Preparatory) and Farleigh School near Andover,

Winchester College, St Swithun's and the renowned Peter Symonds 6th Form College in Winchester.



Nearest Stations

- Andover Railway Station 5.9 miles
- Grateley Railway Station 9.9 miles
- Winchester Railway Station 10.3 miles

Key Locations

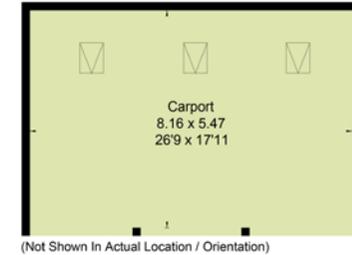
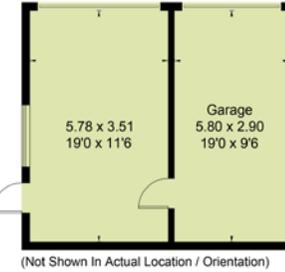
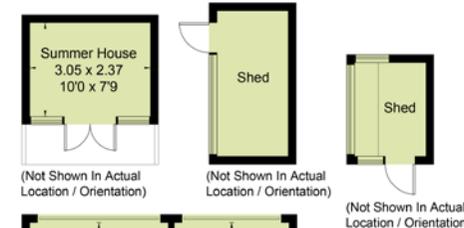
- Stockbridge 3.8 miles
- Andover 5.4 miles
- Winchester 10.8 miles
- Salisbury 18 miles

Nearby Schools

- Wherwell Primary School 1.3 miles
- Clatford C of E Primary School 2.4 miles
- Danebury Secondary School 3.7miles
- The Westgate School, Winchester 10 miles
- Farleigh School 4.6 miles
- St Swithuns School for Girls 11.8 miles
- Winchester College 11.3 miles



Approximate Floor Area = 271.5 sq m / 2922 sq ft
 Outbuilding = 45.1 sq m / 485 sq ft
 Total = 316.6 sq m / 3407 sq ft (Excluding Sheds / Carport)



 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #98546

Floorplans
 House internal area 2922 sq ft (271.5 sq m)
 Outbuilding 485 sq ft (45.1 sq.m)
 Total internal area 3407 sq ft (316.6 sq m)
 For identification purposes only.

Directions
 Post Code SO20 6AA

what3words: ///trout.microfilm.residual

General
 Local Authority: Test Valley

Services: Mains electricity and water, private drainage.
 Oil fired central heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

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