



Downfield, East Cholderton, Hampshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Downfield, East Cholderton, Andover, Hampshire, SP11 8LR

Set within 2.25 acres, this house built in 2004 offers a unique home perfectly positioned within beautiful countryside

Grateley station 4.4 miles, Andover 4.7 miles, Winchester 21.8 miles, Stockbridge 11.6 miles

Drawing room | Dining room | Kitchen/breakfast room | Utility | Family room | 5 Bedrooms, 4 en suites | Family bathroom | Central courtyard | 5 Bay Garage block | 3 Bay carport | Studio | 2 Garden stores | Grounds of about 2.25 acres | EPC Rating D

The property

Downfield is a unique and stylish home located within the pretty village of East Cholderton. Set around a central courtyard, with stunning views of the surrounding countryside this is a fabulous, vibrant home with a contemporary feel.

Built in 2004 by the previous owners, the traditional brick and flint exterior to the southern elevation opens into an impressive dining room with floor to ceiling glass giving access to all accommodation across the inner courtyard. The current owner has created a tranquil haven of ornamental planting and seating areas to enjoy this delightful and secluded space. From the dining room is an elegant drawing room, with extra high ceilings and feature light oak beams, a log burner, picture windows and french doors making this a fabulous space for entertaining. The kitchen, recently refurbished, has stylish units, integrated Miele appliances, granite worktops and a useful oak breakfast bar for day to day living. The family room is a lovely space to enjoy the terrace and gardens beyond, with bi-fold doors

leading to the garden.

There are five double bedrooms in total, all but one benefitting from stylish and contemporary ensuite shower rooms. Of particular note is the principal suite, overlooking and giving access to the inner courtyard, there is a dressing area which has an array of fitted wardrobes and a spacious ensuite shower room and vaulted ceiling.

Outside

The current owner has gone to great lengths to create a private retreat, the garden and outside areas have been created to make the best use of space for both storage and entertaining alike. Approached via a five-bar gate, the five bay oak garage is situated to the left hand side. A further open sided oak barn with parking for three cars is situated at the other end giving the large gravel driveway entrance a courtyard like feel. A studio is attached and offers an excellent opportunity to use as a home office or gym as the need presents itself. With 2.25 acres in total there is plenty of space with the garden predominantly laid to lawn, beautiful shrubs and ornamental trees as well as flower borders of lavender and hydrangeas. The south facing terrace is ideally positioned and suited to al-fresco dining making this an excellent addition to the home. The paddock area has its own separate five bar gated access when required.

Location

East Cholderton is a charming village forming part of a close-knit community of villages including Ampport and Monxton. Andover and Grateley offer regular direct train services to London Waterloo. The A303 gives access to the West Country and the national motorway network. There are a number of excellent independent and state schools nearby including Farleigh, Godolphin and St Swithuns as well as local schools at Kimpton, Ampport and Grateley. Local pursuits including golfing, chalk stream fishing on the River Test, footpaths and bridleways are all easily accessible nearby.





Floorplans
 House internal area 3,067 sq ft (285 sq m)
 Garages/carport internal area 1,530 sq ft (142 sq m)
 Stores/Yoga studio internal area 473 sq ft (44 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8593597/JOV



Directions

What3Words:///lushy.relations.kitchen

General

Local Authority: Test Valley Borough Council
Services: Mains water, electricity and drainage.
 Oil fired boiler. Underfloor heating.
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,500,000

Winchester

6 Jewry Street, Winchester SO23 8RZ

01962 869999

winchester@struttandparker.com
 struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland,
 including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2024. Particulars prepared April 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

