



KILBRACKEN

WOODSIDE • CHILWORTH • SOUTHAMPTON • HAMPSHIRE • SO16 7LB



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A SUBSTANTIAL DETACHED FAMILY HOME SET IN A FABULOUS LOCATION WITH FAR-REACHING
RURAL VIEWS SURROUNDED BY GROUNDS EXTENDING TO APPROXIMATELY 1.35 ACRES

ACCOMMODATION

Entrance hall • Cloakroom • Drawing room • Dining room • Kitchen and breakfast room • Family room
Conservatory • Study area • Utility room

Master bedroom with en suite bathroom • Guest bedroom with en suite shower room • 3 further bedrooms
Family bathroom • 1st floor sitting room

Garage • Large indoor pool complex • Roof terraces

Established gardens extending to about 1.35 acres





SITUATION

Kilbracken is situated in what has to be one of Chilworth's prime locations at the end of a lane with uninterrupted views to the rear over open countryside. Chilworth is widely accepted to be one of Southampton's premier locations. Positioned on the northern outskirts of Southampton, the property is well placed for the city centre (5 miles), Winchester (11 miles), and Romsey (5 miles), with good access nearby to the M3 and M27 motorways for London and The New Forest. Southampton International Airport (5 miles) offers an excellent choice of destinations to continental Europe whilst the adjacent Parkway station connects to London Waterloo in one hour and ten.

DESCRIPTION

Kilbracken is a spacious detached family home offering flexible accommodation in excess of 4,500 sq ft. The secluded property, which is set within its grounds of approximately 1.35 acres, enjoys some fabulous elevated views out over the gardens and beyond to open countryside.

The accommodation provides some excellent living space, including a principal drawing room with central fireplace and steps down to an impressive dining room with log burner and open plan through to the breakfast room. Bi-fold doors provide easy access out onto the rear terraces, and doors link through to the kitchen with its range of bespoke fitted units, Amtico flooring and granite work surfaces. A family snug provides an informal reception room. The conservatory, which is accessed off the drawing room, provides an excellent space from which to admire the views across the terraces and gardens beyond.



At first floor level there is a total of 5 bedrooms including 2 with en suite facilities, and a large family bathroom. The guest bedroom is accessed from a sitting room providing excellent guest accommodation. Both the master bedroom and guest bedroom lead out onto elevated roof terraces, again providing excellent vantage points to admire the stunning location.

The current owner has extended the property significantly and the results include a quite fabulous indoor pool complex with its automatic climate control and bi-fold doors onto the rear terrace. A utility area is well placed and easily accessed, linking well with the double garage, which is substantial and provides generous parking for two vehicles and a ride on mower.

This is a well placed family home which offers huge flexibility depending on one's own requirements.



OUTSIDE

The property is approached via a set of electric gates which open onto a driveway providing access to the garaging and ample parking for numerous vehicles. The grounds extend to approximately 1.35 acres and feature extensive raised terraces and a cedar summer house with power. The formal gardens include established borders and an attractive array of plants, shrubs and trees. The gardens have a large expanse of lawns which provide excellent space for recreation. To the east of the driveway is the informal garden which has been planted as orchard and wild meadow amongst mature native trees. There is also an underground rain water storage system.

ACCOMMODATION

See floor plans.

TENURE

Freehold.

SERVICES

Main water, electricity, gas and drainage. Gas-fired central heating.

OUTGOINGS

Council Tax: Band G.

LOCAL AUTHORITY

Test Valley Borough Council.

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.

POSTCODE

SO16 7LB

DIRECTIONS

From Winchester head south taking the St Cross Road to the roundabout and heading immediately across to the M3, taking the first exit to Southampton and at the roundabout, take the far right exit signposted to the A27 and Chilworth. Continue on this road until you reach the Chilworth Arms public house on your left. Turn right into Woodside and follow the lane all the way down to the end, where Kilbracken will be found on the right-hand side.

VIEWING

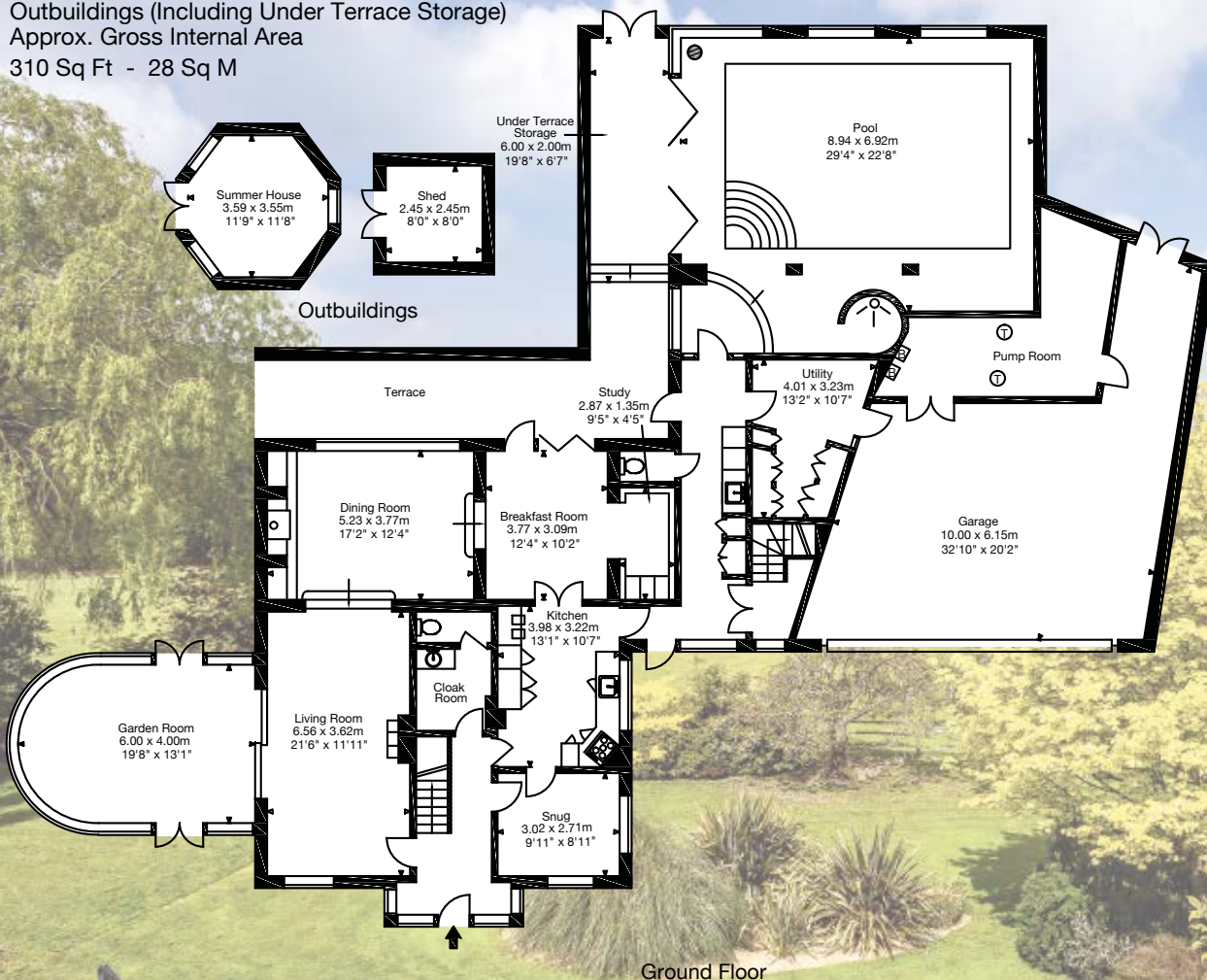
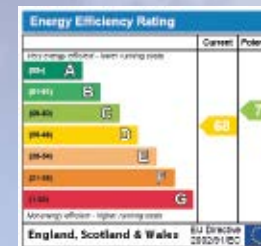
Strictly by appointment with Savills.



Kilbracken, Woodside, Chilworth,
Southampton SO16 7LB

Approx. Gross Internal Area
4665 Sq Ft - 433 Sq M

Outbuildings (Including Under Terrace Storage)
Approx. Gross Internal Area
310 Sq Ft - 28 Sq M



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