



Birchley Chapel Hill

West Grimstead, SP5 3SJ

Guide price £575,000



A beautifully presented detached bungalow which has been extended and refurbished to an exceptionally high standard throughout. Birchley occupies a lovely private plot within this popular village with open farmland to the rear, providing lovely views. The bungalow has benefitted from a hugely impressive kitchen/dining extension with a vaulted ceiling and corner bi-fold doors - only truly appreciated by a viewing. The current owners have also modernised the rest of the property to an equally high standard with quality fittings and thoughtful touches. The spacious accommodation provides four bedrooms comfortably with two well fitted bathrooms and a great level of built in storage. Outside Birchley has a generous drive for 2-3 cars comfortably as well as a 'tandem' 22ft garage, the well maintained manageable gardens are a delight and also only appreciated by a visit. Located in the heart of this popular village the bungalow provides a great balance of village life with lovely countryside and walks. the neighbouring village of Alderbury offers a good range of amenities including popular primary school, church, shop/post-office and public house. The location also provides great access to Salisbury, Romsey/Southampton and the New Forest. This is a fantastic opportunity to acquire a high quality property.



Hallway

Radiator. Boiler cupboard containing Worcester boiler. Airing cupboard containing lagged hot water tank. Coat cupboard. Access to loft and loft ladder.

Sitting Room 17'2" x 15'4" (5.25m x 4.69m)

Feature double glazed corner 'picture window' with views toward Bentley Wood. Log burner with brick surround, radiator, wall lights and television aerial.

Kitchen/Diner 18'4" x 16'9" (5.6m x 5.13m)

Truly outstanding space with vaulted ceiling and Velux windows. Quality contemporary kitchen with matching wall and base units with work surface over. Built in twin eye level ovens, induction hob with extractor hood over, dishwasher and fridge/freezer. Inset sink unit, island unit with feature breakfast bar. Tiled floor with underfloor heating, space for dining table, ceiling spotlights and feature pendant lighting. A particular feature of the room are the corner bi-fold doors overlooking the rear garden.

Utility Room 5'9" x 5'0" (1.77m x 1.53m)

Single drainer sink unit, drawers and cupboards. Plumbing and drainage for washing machine. Wall cupboards. Door to side.

Cloakroom

WC. Wash hand basin. Heated towel radiator.

Bedroom One 14'1" x 9'10" (4.3m x 3.02m)

Three full height wardrobes with sliding doors. Double glazed window to front aspect and radiator.

En-suite - Matching white WC, pedestal basin and tiled shower enclosure with thermostatic controls. Full height linen cupboard, obscure double glazed window to front aspect, radiator and tiled floor.

Bedroom Two 11'9" x 10'5" (3.6m x 3.18m)

Fitted wardrobe. Radiator. Double glazed window overlooking the rear garden.

Bedroom Three 10'11" x 10'8" (3.35m x 3.26m)

Radiator. Double glazed window to side aspect.

Bedroom Four 9'11" x 8'6" (3.03m x 2.60m)

Fitted wardrobe. Radiator. Double glazed window overlooking the rear garden.

Bathroom

Re-fitted quality panelled bath, concealed cistern WC, and vanity basin with drawers. Walk-in shower enclosure with rain-fall head and hand held soaker. Tiled walls and floor, obscure double glazed window to side aspect, wall mounted mirror/cabinet and ceiling spotlights.

Outside

To the front of the bungalow is a generous area of lawn with a range of planted borders enclosed by low level wall and hedgerow. Concrete driveway provides parking for 2-3 cars. Pedestrian access to front door and side.

The rear garden is a lovely private space with grey sandstone patio with steps down to concrete standing to the rear of the garage, pedestrian access to side and steps up to lawn. The lovely shaped area of which is well enclosed by wooden fencing with a fantastic array of mature planting and flower beds. Outside tap and lights.

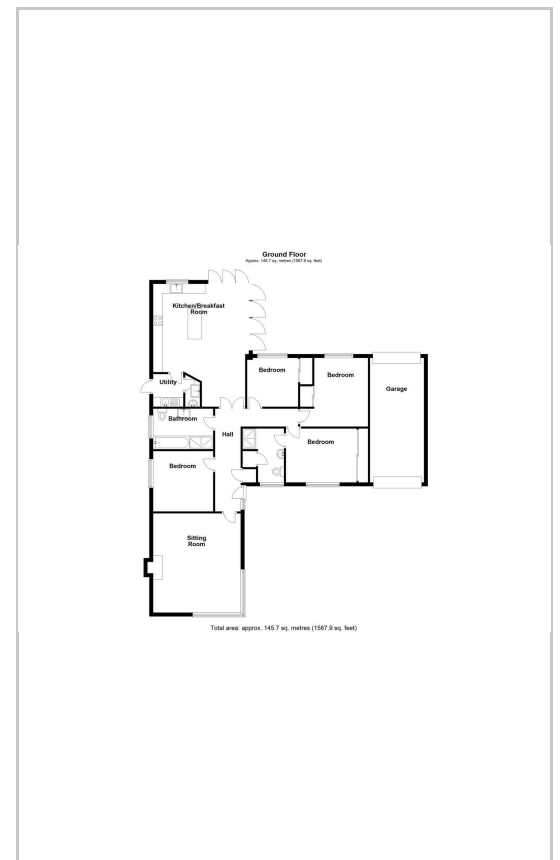
Garage 22'0" x 9'2" (6.72m x 2.8m)

Up and over doors to front and rear providing garaging for two vehicles. Power and light.

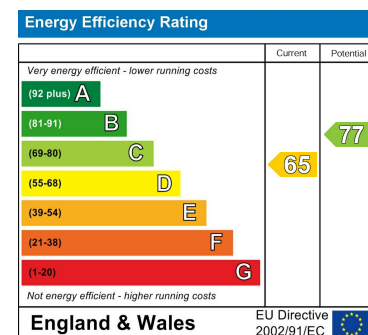
Area Map



Floor Plans



Energy Efficiency Graph



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