



EVANS & PARTRIDGE

8 BEECH GROVE
WHERWELL, HAMPSHIRE

8 BEECH GROVE, WHERWELL, ANDOVER, HAMPSHIRE SP11 7JE

A THREE BEDROOM SEMI-DETACHED HOUSE OFFERING SCOPE FOR EXTENSION, SUBJECT TO PLANNING PERMISSION, ON A GOOD SIZE PLOT IN A QUIET ELEVATED POSITION WITHIN A SHORT WALK OF THE HEART OF THE VILLAGE AND PUB

*Wherwell, a highly sought after village and Conservation Area within the Test Valley
with stunning walks on Cow Common, traversed by the River Test*

ENTRANCE PORCH • HALLWAY • LIVING ROOM • OPEN PLAN KITCHEN / DINING ROOM
THREE BEDROOMS • BATHROOM
WORKSHOP / HOBBIES ROOM • PARKING AREA • ATTRACTIVE SPLIT LEVEL FRONT AND REAR GARDENS

OFFERS INVITED AROUND £350,000 FOR THE FREEHOLD

DESCRIPTION

A semi-detached house constructed of brick elevations beneath a tiled roof with accommodation comprising a useful entrance porch, dual aspect living room with fireplace, open plan kitchen/dining room and bathroom on the ground floor. To the first floor there are three bedrooms off a central landing. The large plot which slopes up to the rear boundary, has sitting areas, lawns and flower/rose borders as well as a large workshop with veranda at the top boundary that could lend itself to conversion into home office/study if required.

LOCATION

The property is quietly situated in an elevated setting in the village of Wherwell, a Conservation village renowned for its many period properties, which has a public house, hair salon and primary school. There are many charming country walks nearby, in particular along Cow Common which is traversed by the River Test. The picturesque town of Stockbridge just a short drive away, offers a good selection of shops, pubs, restaurants, hotels, and junior and senior schools; whilst Andover The nearby town of Andover offers a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to Waterloo. The A303 is close at hand allowing convenient access to London and the West Country, and the cathedral cities of Winchester and Salisbury are approximately 15 minutes and 25 minutes distant respectively.

ACCOMMODATION

Outside light. UPVC door with high level obscure glazed panels opening into:

ENTRANCE PORCH Timber clad elevations beneath a profile tiled roof. Wood laminate flooring. Work surface with shoe/boot storage beneath. Coat hooks. Down lighters. Windows to front and side aspect. UPVC part decorative glazed door leads into:

HALLWAY Turning staircase with half landing rises to first floor. Wood laminate flooring. Pendant light point. High level cupboard concealing meter/fuse box. Radiator. Panelled doors to living room and bathroom. Panelled/part decorative glazed door into open plan kitchen/dining room.

LIVING ROOM Open brick fireplace with ceramic tiled surround, timber mantelpiece and quarry tiled hearth. Recess to either side of chimney breast, both with windows to side aspect. Picture window to front aspect with views over the front garden. Picture rail. Pendant light point. Radiator.

OPEN PLAN KITCHEN / DINING ROOM

KITCHEN (*L-shaped*) Stainless steel sink unit with mixer tap and drainer. Long roll top work surfaces with ceramic tiled splash back. Range of high and low level cupboards and drawers. Eye level Hotpoint double oven and grill. Separate four ring ceramic hob. Under-counter space for fridge and freezer. Recess and plumbing for washing machine. Space for upright fridge/freezer. Wood laminate flooring. Down lighters. Windows to either side aspect. UPVC/obscure glazed door to rear patio and garden. Opening into:

DINING AREA Space for family dining table and dresser. Window to rear aspect. Low doors into storage cupboard and understairs storage. Ceiling light point. Wood laminate flooring. Radiator.

BATHROOM White suite comprising bath with mixer tap to end, fully tiled surround and wall mounted electric shower. Wash hand basin set in roll top sill, cupboard beneath. Low level WC with concealed cistern, storage to side. Part ceramic tiled walls. Obscure glazed window to front aspect. Mirror fronted cabinet. Towel radiator. Ceiling light point.

FIRST FLOOR

CENTRAL LANDING Balustrade overlooking stairwell. Wide window to front aspect with views during the winter months over the Test Valley. Access to loft space via hatch. Radiator. Doors to bedrooms.

BEDROOM ONE (*Large dual aspect double bedroom*) Window to side and rear aspects. Door to deep built-in wardrobe cupboard extending into eaves. Picture rail. Shelving. Radiator.

BEDROOM TWO (*Large dual aspect double bedroom*) Former tiled fireplace (not in use). Picture window to front aspect. Further window to side aspect. Wardrobe cupboard to side of chimney breast. Alcove ideal for built-in or free-standing furniture. Picture rail. Radiator.

BEDROOM THREE (*Good size single bedroom, currently used as study/work room*) Window to rear aspect overlooking the main garden. Door into cupboard housing insulated copper cylinder with fitted immersion and slatted shelving. Alcove to side with built-in desk, shelving above. Pendant light point. Radiator.

OUTSIDE

Access off single track lane serving Beech Grove onto gravelled area beneath basic double car port. This has been used exclusively by the present owners for a period of twelve years, but is not within the title of the property. Steps ascend to:

SPLIT LEVEL FRONT GARDEN

Lower Level: Wide paved steps with box hedging to one side, deep well stocked shrub and flower border to other side.

Upper Level: Paved patio area ideal for 'al fresco' dining and barbecues, opening onto a level lawn with attractive rose border to side. Concrete path continues round the side of the property. Further sloping area of front garden with herbaceous borders and hedging to the boundaries. Sloping path leads towards the parking area.

Concrete patio area to side and rear of the property with high painted retaining wall to rear. Space for garden furniture. Potted plants. Raised oil tank screened by fencing/trellis. External oil fired boiler. Paved steps rise to:

MAIN GARDEN Extends to the rear of the property rising to the rear boundary and is mainly laid to lawn. Aluminium frame greenhouse. External tap. Enclosed by fencing.

Large timber WORKSHOP / HOBBIES ROOM at rear boundary with veranda. Door and windows to front. Light and power connected.

SERVICES

Mains water, electricity and drainage. *Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.*

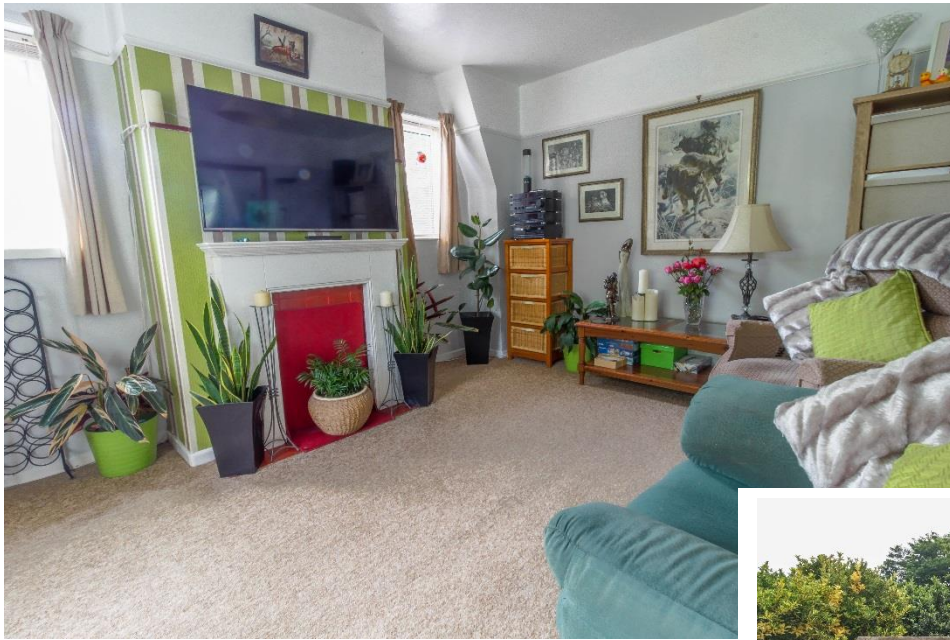
DIRECTIONS

From Stockbridge proceed in a northerly direction on the A3057 (via Leckford). Cross over the River Test beside 'The Mayfly' public house, cross the next bridge, and turn right into Fullerton Road, signposted Wherwell. In the centre of the village, turn left at the junction, pass the pub and turn first right into The Old Hill. Take the second turning on the right hand side into Beech Grove and the property will be found after a short distance on the left hand side.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS AND PARTRIDGE
Tel. 01264 810702 www.evansandpartridge.co.uk

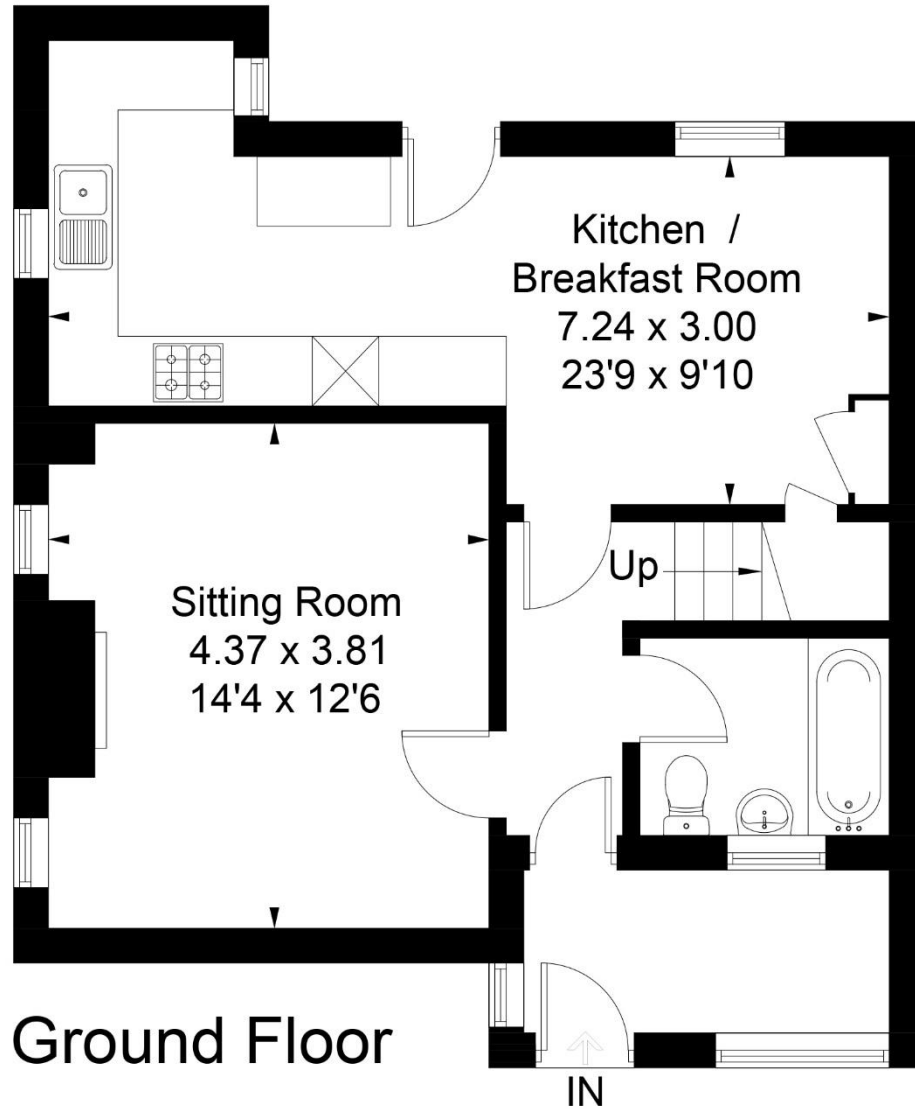
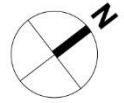
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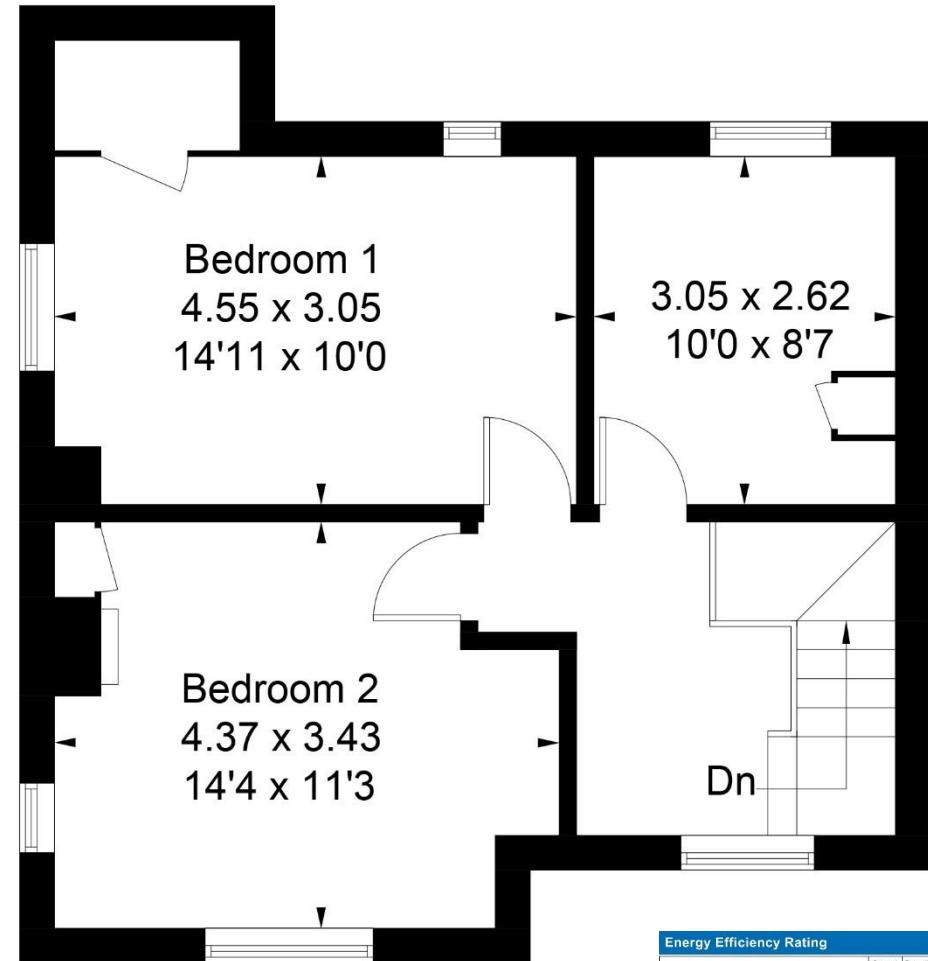




Approximate Floor Area = 101.0 sq m / 1087 sq ft



Ground Floor



First Floor

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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Current: 78
Potential: 61