EVANS & PARTRIDGE

GEIVDEN HOUSE

FURZEDOWN LANE
AMPORT, HAMPSHIRE

Geivden House
Furzedown Lane
Amport
Andover
Hampshire SP11 8BE

A large detached family house with light and airy accommodation featuring a large drawing room and stunning open plan kitchen, standing within a good size plot with views over the adjoining farmland situated along a quiet no-through lane in this highly sought after village

Grateley railway station 5 minute drive (Waterloo 75 mins) • Amport C of E primary school rated Ofsted Outstanding

Andover 5.8 miles Stockbridge 9 miles Winchester 21.7 miles Salisbury 17.9 miles Southampton Airport 34 miles London 77 miles

Offers invited around £1,175,000 for the freehold

VIEWING IS STRICTLY BY APPOINTMENT

EVANS & PARTRIDGE

Agriculture House, High Street, Stockbridge, Hampshire SO20 6HF
Tel. 01264 810702 www.evansandpartridge.co.uk

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GEIVDEN HOUSE, FURZEDOWN LANE, AMPORT, ANDOVER, HAMPSHIRE SP11 8BE

ENTRANCE HALL • RECEPTION HALL • CLOAKROOM • DRAWING ROOM • FAMILY ROOM • STUDY
OPEN PLAN KITCHEN / BREAKFAST ROOM WITH ADJOINING DINING AREA • UTILITY ROOM
MASTER BEDROOM WITH EN SUITE BATHROOM • BEDROOM TWO WITH EN SUITE SHOWER ROOM
TWO FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM
INTEGRAL BIKE / GARDEN STORE • AMPLE PARKING • ATTRACTIVE LANDSCAPED GARDENS AND GROUNDS

DESCRIPTION

An individual detached family house constructed of brick elevations beneath a tiled roof offering spacious light and airy family accommodation that has been considerably enhanced in recent years by the present owners. The accommodation comprises a useful entrance hall/boot area, central reception hall with cloakroom, large triple aspect drawing room with fireplace, separate family room, study, stunning open plan kitchen with island and dining area as well as a utility room. The first floor features a substantial principal bedroom with large en suite bathroom, guest bedroom also with en suite, two further double bedrooms and a family bathroom. Outside there is ample off road parking and part of the integral garage remains as a bike/garden store. The gardens are attractively landscaped and the rear garden backs onto farmland.

LOCATION

The property is situated in a quiet, sought-after 'No Through' road in the popular village of Amport which has a church, reputable primary school, public house, riding stables and is surrounded by peaceful country walks, yet is conveniently situated for access to the A303, providing convenient access to London and the West Country. Andover, approximately ten minutes drive away, offers a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to London (Waterloo in just over one hour). There is also a railway station in the nearby village of Grateley (Waterloo in one hour 15 minutes) together with a shop/Post Office. The picturesque town of Stockbridge on the River Test is about eight miles away.

ACCOMMODATION

Large covered ENTRANCE PORCH Exposed pier. Lantern style light. Quarry tiled step rising to hand-built solid oak front door by Tucker Joinery leading into:

ENTRANCE HALL Terracotta tiled flooring. Bench with storage beneath. Full height obscure glazed windows to front aspect. Internal oak/bevel edged glazed door with windows to either side into:

CENTRAL RECEPTION HALL Rustic oak flooring. Staircase with half landing and balustrade to one side rising to first floor. Two pendant light points. Coving. Limed oak doors to drawing room, cloakroom and understairs storage cupboard. Oak/bevel edge glazed double doors into substantial open plan kitchen/breakfast room with adjoining dining area.

CLOAKROOM *(Good size)* White suite comprising pedestal wash hand basin and low level WC. Ceramic tiled floor and part tiled walls. Picture window to front aspect. Ceiling and wall spot lights.

DRAWING ROOM (Large triple aspect reception room) Attractive fireplace with inset log burning stove, stone hearth and inset surround with decorative mantelpiece. Wide bay window to front aspect overlooking garden. Picture window to side aspect. Two picture windows to opposite aspect. Decorative coving. LED down lighters.

SUBSTANTIAL OPEN PLAN KITCHEN / BREAKFAST ROOM WITH ADJOINING DINING AREA

KITCHEN / BREAKFAST ROOM Stainless steel 1½ bowl sink unit with mixer tap and quartz drainer. Long quartz work surface with similar upstand. Extensive range of high and low level cupboards and drawers. Integrated Bosch combination oven with traditional Bosch oven beneath, grill and warming drawer under. Integrated fridge and freezer. Recess and plumbing for dishwasher. Long oval quartz topped island with curved breakfast bar areas to either end, deep pan drawers, wine cooler and storage cupboards beneath, two pendant light points above. Five zone induction hob with stainless steel/glass hood above. Rustic oak flooring. LED down lighters. Oak/bevel edge glazed double doors into family room. Secret door concealing study. Picture window to rear aspect with attractive views over the garden to farmland beyond.

DINING AREA *(Dual aspect)* Rustic oak flooring. Glazed double doors with full height glazing to either side opening onto the terrace with views down the main garden to farmland and countryside beyond. Window to side aspect. LED down lighters.

FAMILY ROOM Oak flooring. Aluminium bi-fold doors to rear covered area and garden. Solid core oak door into utility room.

STUDY Picture window to front aspect. Rustic oak flooring. LED down lighters.

UTILITY ROOM Roll top work surface with stainless steel sink unit, mixer tap and drainer. Range of high and low level cupboards and broom cupboard. Ceramic tiled floor. Recess and plumbing for washing machine. Space for dryer. Sheila maid. Window to rear aspect. Part obscure glazed door to covered area and garden. Coat hooks.

FIRST FLOOR

HALF LANDING Window to side aspect.

LARGE MAIN LANDING Balustrade continues overlooking stairwell. Coving. Three pendant light points. Hatch to loft space. Opening into inner landing. Doors to bedrooms, family bathroom and cupboard housing large pressurised hot water cylinder and expansion tank with slatted shelving.

INNER LANDING Pendant light point. Window to side aspect.

PRINCIPAL BEDROOM *(Substantial dual aspect double bed/sitting room)* Large T&G alcove for bed with bed side tables. Built-in wardrobe cupboards. Picture window to front and rear aspect (the rear with views towards countryside). Two pendant light points. Coving.
En Suite Bathroom White suite comprising panelled bath with mixer tap/hand held shower attachment to one end, fully tiled surround. Pedestal wash hand basin with tiled sills to either side and splash back, cupboard beneath and shaver socket above. Low level WC. Sliding glass door into large tiled shower enclosure. Fully tiled walls and floor. Picture window overlooking rear garden and countryside beyond. LED down lighters (one with extractor fan).

BEDROOM TWO *(Large double bedroom)* Picture window to rear aspect with view towards countryside. Two built-in wardrobe cupboards.
En Suite Shower Room White suite comprising pedestal wash hand basin and Low level WC with concealed cistern. Glass door into tiled shower enclosure. Ceramic tiled floor and walls. LED and halogen spot lights (one with extractor fan) Towel radiator.

BEDROOM THREE *(Substantial dual aspect double bedroom)* Picture window to front and side aspects. Two pendant light points. Coving.

BEDROOM FOUR *(Double bedroom)* Window to side aspect. Built-in wardrobe cupboard. Ceiling light point with two spot lights. Coving.

FAMILY BATHROOM White suite comprising large panelled bath with mixer tap/hand held shower with wall mounting. Large pedestal wash hand basin with shaver socket above. Low level WC. Pebble effect tiled floor. Part tiled walls. Picture window to front aspect. Ceiling light point with three spot lights.

OUTSIDE

FRONT GARDEN Wide entrance off Furzedown Lane with high beech hedging and tile capped rendered walls, five bar gates onto a wide tarmacadam drive providing ample parking and turning. The front garden is level and laid to lawn, well screened on all sides by high hedging.

FORMER INTEGRAL GARAGE (Now partly incorporated into the house) Currently used as a garden/bike store with up and over door to front. Light and power connected. Obscure glazed window to side aspect.

Paths to either side of the house lead into:

MAIN REAR GARDEN Comprises block edged paved terrace (ideal for entertaining) leading onto large level lawn interspersed with mature fruit and nut trees including a productive walnut, apple and wild cherry. Side terrace area and astro-turf area, ideal as a children's play area. Pergola with climbing plants and vine leads into an area of lower garden with gently sloping lawn, well enclosed on all sides by low post and rail fencing affording an attractive open aspect over the immediately adjoining farmland at the rear boundary.

COVERED AREA Oil tank. External insulated oil fired boiler. Ideal storage area. Light and power connected.

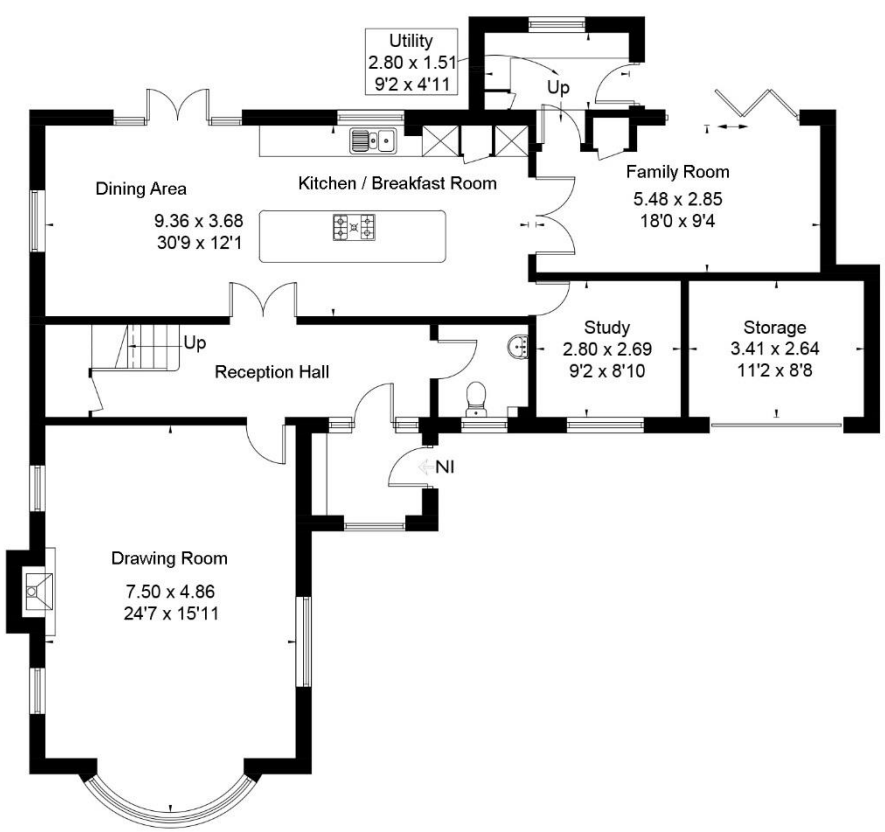
SERVICES

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

DIRECTIONS

POST CODE SP11 8BE.

Approximate Area = 240.6 sq m / 2590 sq ft
Storage = 9.0 sq m / 97 sq ft
Total = 249.6 sq m / 2687 sq ft
Including Limited Use Area (2.3 sq m / 25 sq ft)



Ground Floor

= Reduced head height below 1.5m

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)