



EVANS & PARTRIDGE

RIDGEWAY HOUSE
MONXTON, HAMPSHIRE





**Ridgeway House
Green Lane
Monxton
Andover
Hampshire SP11 8AL**



A substantial and individual detached five bedroom family house of about 4607 sq ft, providing spacious light and airy living accommodation including an open plan kitchen together with double garage with separate workshop and store and an attractively landscaped southerly facing half acre garden set in the heart of the village

Andover 3.4 miles Stockbridge 7.8 miles Salisbury 16 miles Winchester 17 miles Southampton 26.5 miles London 71 miles

Grateley mainline railway station 3 miles – London Waterloo 75 minutes

Offers invited around £1,300,000 for the freehold

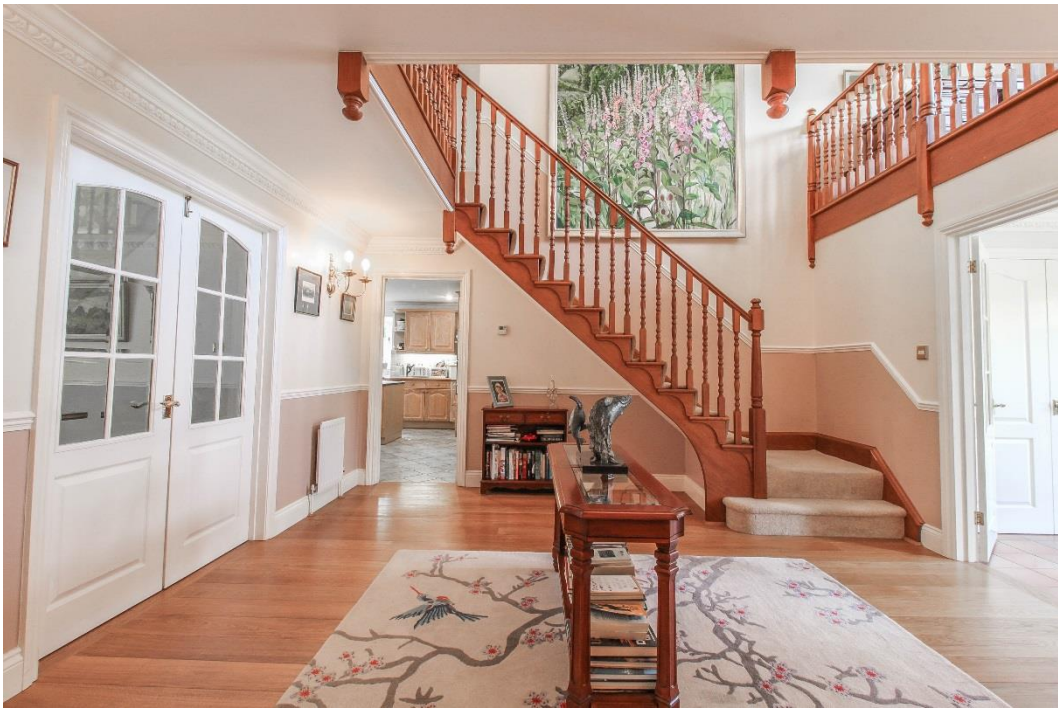
VIEWING IS STRICTLY BY APPOINTMENT

EVANS & PARTRIDGE

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RIDGEWAY HOUSE, GREEN LANE, MONXTON, ANDOVER, HAMPSHIRE SP11 8AL

ENTRANCE PORCH AND HALL • RECEPTION HALL • CLOAKROOM • DRAWING ROOM • SITTING ROOM • DINING ROOM
GARDEN ROOM • KITCHEN / BREAKFAST ROOM • UTILITY / BOOT ROOM

GALLERIED LANDING WITH STUDY AREA • PRINCIPAL BEDROOM WITH EN SUITE BATHROOM • GUEST BEDROOM TWO WITH EN SUITE BATHROOM
TWO FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • BEDROOM FIVE WITH EN SUITE BATHROOM (ABOVE GARAGING)
DOUBLE GARAGE WITH SEPARATE WORKSHOP, GARDEN STORE AND GARDEN WC
BEAUTIFULLY LANDSCAPED SOUTHERLY FACING GARDENS AND GROUNDS EXTENDING TO ABOUT 0.57 ACRES

DESCRIPTION

Ridgeway House is an impressive detached family residence of about 4607 sq ft, built in 1995 and constructed of attractive brick elevations beneath a tiled roof together with a detached double garage, workshop and garden store, standing within a 0.56 acre plot with ample off-road parking and featuring an interesting tiered southerly facing rear garden. The comprehensive living accommodation is arranged around an impressive reception hall and galleried landing with study area on the first floor. There are four reception rooms, an open plan kitchen/breakfast room with large adjoining utility/boot room, four first floor double bedrooms (two en suite) and a family bathroom, whilst the fifth bedroom suite is located above the garage.

LOCATION

The property is situated in the heart of the village of Monxton, a Conservation Area, which has a village hall and church. There is an excellent primary school within walking distance in the adjacent village of Amport, and a railway station in Grateley just a few minutes' drive away (London Waterloo in 75 minutes). The nearby town of Andover offers a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station also providing fast access to Waterloo. The A303 is close at hand allowing convenient access to the West Country and London, and the cathedral cities of Salisbury and Winchester are both within approximately twenty five minutes' drive.

SCHOOLING AND RECREATION There is excellent schooling (private and state) in the area in addition to the primary school in Amport. Stockbridge has primary and secondary schools; Kings and Peter Symonds Sixth Form College are located in Winchester and there are Grammar Schools in Salisbury. Farleigh Preparatory School is within a short drive; other local public schools include Winchester College and St Swithun's in Winchester, Godolphin, Chafyn Grove and the Cathedral School in Salisbury. There is excellent fishing on the River Test and a golf course in Leckford as well as two in Andover.

ACCOMMODATION

ENTRANCE PORCH Lantern style lights. Panelled door with fan light and obscure glazing to either side leading into:

ENTRANCE HALL Quarry tiled floor. Dado rail. Decorative coving. Pendant light point. Cloaks cupboard. Part bevel edge glazed double doors into:

LARGE RECEPTION HALL Turning staircase with half landing and turned style balustrade rising to the galleried landing. Full height central area with feature ceiling rise and light point for chandelier. Oak flooring. Decorative coving and dado rail. Wall lights.

CLOAKROOM Wash hand basin with tiled splash back and mirror above. Low level WC. Tiled floor. Obscure glazed window. Ceiling light point. Extractor fan.

DRAWING ROOM (*Large dual aspect reception room*) Attractive limestone fireplace with inset log burning stove. Glazed double doors with glazed panels to either side opening onto the terrace with views over the south facing garden. Two windows to side aspect. Glazed double doors opening into garden room. Two decorative ceiling roses with pendant light points. Coving and dado rail. Wall lights.

SITTING ROOM (*Dual aspect reception room*) Bay window to front aspect. Picture window to side aspect. Decorative ceiling rose, detailed cornicing and dado rail. Wall lights.

FORMAL DINING ROOM Oak flooring. Decorative ceiling rose, detailed cornicing and dado rail. Wall lights. Glazed double doors with glazed panels to either side opening into garden room. Panel door into:

LARGE OPEN PLAN KITCHEN / BREAKFAST ROOM

Kitchen Bay window to side aspect with inset 1½ bowl stainless steel sink unit, mixer tap and drainer. Extensive range of high and low level limed oak fronted cupboards and drawers incorporating corner display shelving and glazed display cabinets. Limed oak edged work surfaces with ceramic tiled splash back. Peninsular unit with shelving to one end, breakfast bar to side. Neff double oven and grill. Neff four ring hob with extractor hood within decorative hood above. Neff integrated under-counter fridge, freezer and dishwasher. Polished granite topped central island with cupboards, drawers, herb drawers and storage beneath. Built-in dresser unit with central shelves, glazed display cabinets to either side, drawers and cupboards beneath. Drinks cupboard/broom store. Ceramic tiled floor. Down lighters. Panel door into utility/boot room.

Breakfast Area Space for large dining table. Glazed double doors with glazed panels to either side opening onto the rear terrace and garden. Ceramic tiled floor. Down lighters. Glazed double doors into:

GARDEN ROOM Constructed of brick plinths supporting UPVC double glazed elevations beneath a pitched thermos-plastic roof. Double doors opening onto terrace. Ceramic tiled floor.

UTILITY / BOOT ROOM Stainless steel sink unit with mixer tap and drainer. Roll top work surfaces with storage above and below. Recess and plumbing for washing machine and space for dryer. Water softener. Camray oil fired boiler. Coat hooks. Space for tall fridge and freezer. Ceramic tiled floor. Bay window to front aspect. Half glazed door to side leading to garage block. Walk-in shelved larder with separate pantry.

FIRST FLOOR

STUNNING CENTRAL GALLERIED LANDING Turned style balustrade continues on three sides overlooking reception hall. Large bay window to front aspect with built-in seat. Ample space for study area. Cornicing and dado rail. Hatch into large loft space. Double doors into airing cupboard housing the hot water cylinder with slatted shelving.

PRINCIPAL BEDROOM (*Large double bedroom*) Picture window overlooking rear garden. Twin built-in double wardrobe cupboards with storage above. Ceiling rose/light point.

En Suite Bathroom Twin wash hand basins each with mixer tap, set in roll top sill, cupboards beneath, mirror above with strip lights/shaver sockets. Corner bath with seat and mixer tap/shower attachment. Bidet. Low level WC. Glass/tiled shower enclosure. Ceramic tiled floor and part tiled walls. Obscure glazed window to side aspect. Down lighters. Extractor fan.

BEDROOM TWO (*Substantial double bedroom*) Picture window with views over the rear garden. Twin built-in double wardrobe cupboards with storage above. Ceiling rose/light point.

En Suite Bathroom Pedestal wash hand basin with mirror and strip lights/shaver socket above. Panelled bath with mixer tap/shower attachment. Bidet. Low level WC. Glass/tiled shower enclosure. Ceramic tiled floor and part tiled walls. Obscure glazed window to side aspect. Down lighters. Extractor fan.

BEDROOM THREE (*Double bedroom*) Dormer window to front aspect. Vanity unit with basin, tiled splash back and cupboards beneath. Full height wardrobe cupboards. Pendant light point.

BEDROOM FOUR (*Double bedroom*) Dormer window to front aspect. Vanity unit with basin and strip light over, tiled splash back and cupboards beneath. Full height wardrobe cupboards. Pendant light point.

FAMILY BATHROOM White suite comprising pedestal wash hand basin with glass shelf, mirror, strip light/shaver socket above Panelled bath with mixer tap/shower attachment. Bidet. Low level WC. Folding glass door into large tiled shower enclosure. Ceramic tiled floor and part tiled walls. Down lighters. Extractor fan. Obscure glazed dormer window to rear aspect.

OUTSIDE

Wide splayed tarmacadam entrance off village lane serving the property and its immediate neighbour. Decorative wrought iron gates on brick piers with lantern lights above onto herringbone block paved driveway rising to a substantial parking and turning area with additional parking space beside the garage block and raised vegetable area. The front garden is laid to lawn and is well enclosed with hedging plants, specimen trees including Acer and Wild Cherry. Steps and path lead to the front entrance porch.

GARAGE BLOCK Constructed of cavity brick elevations beneath a tiled roof. Double Garage Twin up and over doors to front. Light and power connected. Window and personnel door to side aspect. Double doors into garden store/workroom. Half glazed door at rear of garage into:
Workshop Work bench. Shelving. Light and power points. Windows on two aspect. Internal door into garage.
Garden Store/Workroom Shelving and work bench. Basin. Garden WC.

BEDROOM SUITE FIVE (*Located above the garage*) Half glazed door into:
Entrance hall Turning staircase rising to:
Double bed/sitting room Two Velux sky lights to side aspect. Built-in cupboards.
Bathroom Suite comprising wash hand basin, panelled bath and WC.

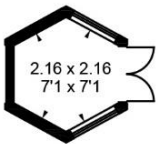
REAR GARDEN This is beautifully landscaped and comprises a generous terrace with raised shrub borders extending along the rear of the property. Curved steps rise to a further level of landscaped garden laid to lawn with herbaceous borders and summerhouse with patio area to front, ideal for enjoying the sunsets. Gravel path with well stocked borders to either side rising to the upper garden comprising a large lawn with mature trees backing onto farmland with views over the adjoining countryside.

SERVICES

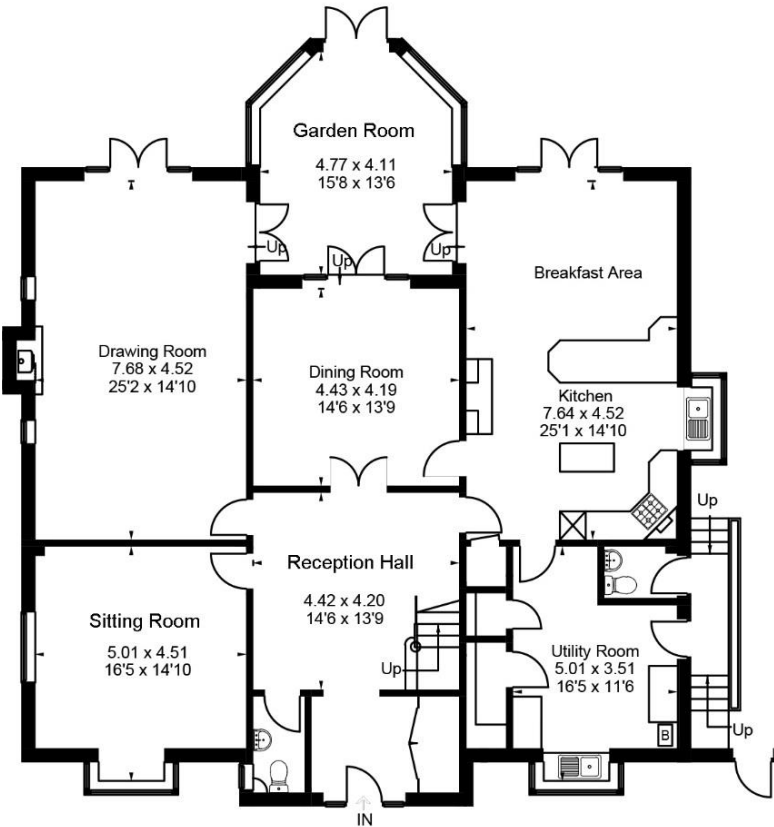
Mains water, electricity and drainage. *Note: No household services or appliances have been tested and no guarantees can be given by the agent.*

DIRECTIONS POST CODE SP11 8AL.

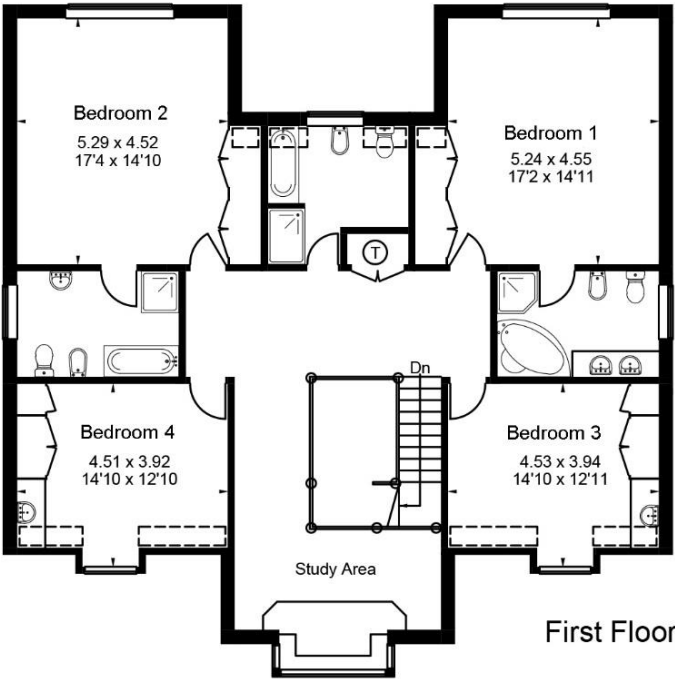
Approximate Gross Internal Area = 339 sq m / 3849 sq ft
Garage = 85 sq m / 915 sq ft
Outbuilding = 4 sq m / 43 sq ft
Total = 428 sq m / 4607 sq ft



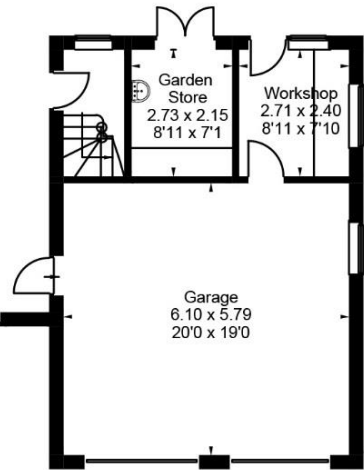
Outbuilding
(Not Shown In Actual Location / Orientation)



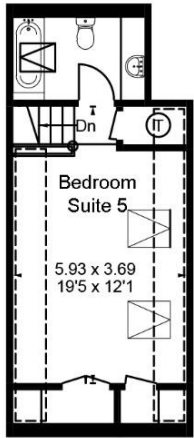
Ground Floor



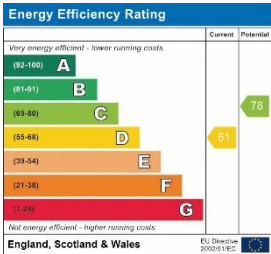
First Floor



Garage- Ground Floor



Garage- First Floor



[Dashed line] = Reduced headroom below 1.5 m / 5'0"