



EVANS & PARTRIDGE

**BROOKLANDS
EAST CHOLDERTON, HAMPSHIRE**















BROOKLANDS, WIREMEAD LANE, EAST CHOLDERTON, ANDOVER, HAMPSHIRE SP11 8LR

**AN IMPOSING SQUARE DETACHED FIVE BEDROOM FAMILY HOUSE TASTEFULLY MODERNISED WITH A STUNNING OPEN PLAN KITCHEN,
TOGETHER WITH FOUR GARAGES, HOME OFFICE AND STABLES,
SET BACK FROM THE LANE WITH A LONG DRIVE IN TWO ACRES OF GROUNDS**

ENTRANCE PORCH • RECEPTION HALL • INNER HALL • CLOAKROOM • DRAWING ROOM • FAMILY ROOM
OPEN PLAN KITCHEN / BREAKFAST ROOM WITH SEPARATE DINING AREA • LARDER • UTILITY ROOM • PLANT ROOM
PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
FOUR FURTHER DOUBLE BEDROOMS (TWO EN SUITE) • LUXURY FAMILY BATHROOM
GARAGE BLOCK COMPRISING TWO DOUBLE GARAGES • HOME OFFICE / TREATMENT ROOM
LARGE DRIVEWAY WITH EXTENSIVE PARKING • PADDOCK AND STABLES
LANDSCAPED GARDENS, GROUNDS INCLUDING PADDOCK EXTENDING IN ALL TO ABOUT TWO ACRES

OFFERS INVITED AROUND £1,275,000 FREEHOLD

DESCRIPTION

A large and attractive double fronted detached 1920s house with brick elevation beneath a slate roof standing in a private two acre plot with mature surrounding gardens and a paddock with recently built stable block. The house is set back from the lane with a long driveway and extensive parking together with a substantial four car garage with an adjoining recently converted home office/treatment room with small separate reception area and underfloor heating. The property has been significantly improved in recent years by the present owners, using professional local trades people, the house has been fully re-wired and re-plumbed, there is a new submerged LPG tank and boiler delivering underfloor heating to the ground floor and to the first floor by radiators, the insulation has been dramatically improved and all of the windows have been replaced with double glazed hard wood casements apart from two ground floor windows and the porch.

The accommodation is extremely spacious, light and airy with high ceilings and a large gently rising central staircase linking the reception hall and landing areas, there are two dual aspect reception rooms (each with fireplace) and a stunning open plan kitchen by Tom Howley with adjoining dining area, larder and utility. On the first floor there are five double bedrooms (three en suite) and a well fitted family bathroom.

LOCATION

The property is situated adjoining countryside in the picturesque hamlet of East Cholderton located between the villages of Thruxton and Ampport (both of which have a primary school and public house – Ampport C of E Primary is one of the highest rated in the country and Farleigh School is within a short drive), and is within convenient reach of the A303 which allows easy access to London and the West Country. The White Horse public house in Thruxton is within a short walk of the property and there are also many delightful walks nearby amongst the water meadows, designated as an Area of Outstanding Natural Beauty. Andover offers a comprehensive range of shopping, educational and leisure facilities, and there are mainline railway stations in both the town and the nearby village of Grateley (both providing fast services to Waterloo). The cathedral cities of Winchester and Salisbury are both within 30 minutes' drive.

ACCOMMODATION

Step and small pane glazed door leading into:

ENTRANCE PORCH Quarry tiled floor. Display shelf with storage beneath. Small paned windows on three aspects. Solid oak part glazed door and architrave leading into:

LARGE RECEPTION HALL Oak style herringbone Amtico flooring. Two pendant light points. Deep skirting boards. Staircase with runner/stair rods and exposed balustrade to one side, panelling to opposite side rising to first floor.

INNER HALL Pendant light point. Coat hooks. Storage area beneath stairs and understairs cupboard. Cupboard housing manifold for underfloor heating.

CLOAKROOM White Heritage suite comprising pedestal wash hand basin with metro tiled splash back and low level WC with oak seat. Amtico flooring. Window to side aspect.

DRAWING ROOM (*Elegant dual aspect reception room*) Open brick fireplace with granite hearth, inset surround and carved mantelpiece. Recess to either side of chimney breast, one with built-in oak media shelf, storage beneath and display shelf above the other with oak shelving. Bay window to front aspect. Part glazed oak double doors opening into western facing terrace. Wall lights.

FAMILY ROOM (*Large dual aspect reception room*) Open brick fireplace with brick edged quarry tiled hearth and sill above. Recess to either side of chimney breast. Bay window to front aspect. Further window to side aspect. Wall lights.

LUXURY OPEN PLAN KITCHEN / BREAKFAST ROOM WITH SEPARATE DINING AREA

Kitchen/Breakfast Room (*By Tom Howley*) Stone topped oval island with inset double ceramic sink unit with mixer tap, Quooker instant boiling water tap, soap dispenser and drainer, range of cupboards and drawers, integrated dishwasher and recycling storage beneath. Circular solid oak breakfast bar at one end with four stools, four pendant light points above. Rangemaster XL range with two ovens, grill, warming area and five ring gas hob with griddle plate, extractor hood within pelmet above. Further stone work surfaces to either side with cupboards and drawers above and below. Integrated larder fridge with shelving to side, cupboard beneath. Integrated larder freezer. Folding doors into house-keepers cupboard housing dresser style unit with cupboards and drawers, integrated Neff microwave, stone shelf and integrated wine cooler. Bay window to rear aspect with window seat, storage beneath, oak topped shelved units to either side. LED down lighters. Larder with beech shelving, drawers, light and window. Limed oak effect porcelain tiled flooring. Oak frame folding glazed doors opening onto main westerly facing terrace.

Dining Area LED down lighters. Window to side aspect. Open fireplace with oak beam above. Porcelain flooring continues.

UTILITY ROOM Oak sill and stand with Belfast sink unit and mixer tap. High and low level cupboards. Limed oak effect porcelain tiled flooring. Part glazed door and window leading to drive and garaging. LED down lighters. Sheila Maid.

PLANT ROOM Worcester LPG fired boiler, pressurised hot water cylinder, expansion tanks and storage. LED lighting.

FIRST FLOOR

HALF LANDING Window to side aspect. Radiator within decorative case. Pendant light point (ideal for chandelier). Stairs continue to main landing.

LANDING Balustrade continues overlooking stairwell. Access to loft space via hatch. Pendant light point. Radiator within decorative case. Oak doors to:

PRINCIPAL BEDROOM (*Substantial dual aspect double bedroom*) Windows to front and side aspect overlooking gardens and paddock. High ceiling with LED down lighters. Oak door to bedroom five (currently used as dressing room).

En Suite Shower Room White Heritage suite comprising pedestal wash hand basin with metro tiled splash back, shaver socket. Low level WC. Timber effect porcelain tiled flooring. Window with view towards paddock. Chrome towel radiator. Glass door and frameless glass surround into metro tiled shower enclosure with overhead and hand held attachments. External control. LED down lighters. Extractor fan.

BEDROOM TWO (*Substantial dual aspect double bedroom*) Windows to side and rear aspect with views over the grounds and paddock. High level storage cupboard. High ceiling with LED down lighters.

En Suite Shower Room White suite comprising pedestal wash hand basin with metro tiled splash back, shaver socket. Low level WC with mirror fronted cabinet above. Shower enclosure with external control. Extractor fan. LED down lighters. Chrome towel radiator.

BEDROOM THREE (*Substantial dual aspect double bedroom*) Window to front aspect with views over the garden. Further window to side aspect. High level storage cupboard.

En Suite Shower Room White suite comprising corner wash hand basin with metro tiled splash back and mixer tap. Low level WC. Shower enclosure. Shaver socket. Mirror fronted cabinet. Extractor fan. LED down lighters. Chrome towel radiator.

BEDROOM FOUR (*Large double bedroom*) Window to side aspect with view over grounds. Ceiling light point. Exposed chimney breast with recess to either side.

BEDROOM FIVE (*Double bedroom, currently used as dressing room to principal bedroom*) Window to front aspect. High ceiling with LED down lighters. Comprehensive hanging, box shelving and drawers.

LUXURY FAMILY BATHROOM (*Beautifully appointed*) Contemporary free-standing roll top bath with brushed gold mixer taps/hand held shower attachment. Timber wash stand with Turkish basin and brushed gold mixer tap, drawers/storage beneath. Low level WC. Dado rail with T&G panelling below. Windows to rear and side aspect. LED down lighters. Extractor fan.

OUTSIDE

Gardens and grounds extending to about two acres.

Splayed access off lane onto long sweeping gravel driveway with curved beech hedging to one side and wide lawned area with mature trees to opposite side which continues along the side boundary then turns towards the front of the house with a spacious extended gravel driveway at the eastern end of the property with a central block edged circular feature with dwarf buxus hedging, weeping cherry and roses. The surrounding gardens and grounds have been attractively landscaped with gently sloping lawns interspersed with mature trees including an Atlas Cedar, divided by hedging and well stocked flower and shrub borders. At the rear of the house there is a tarmac area and garaging.

GARAGE BLOCK Constructed of timber clad elevations beneath a flat roof and comprising two partly insulated double garages, both with up and over door to front. Home office/consulting room at one end, enclosed deck to front, doors to reception area and home office/treatment room (fully decorated and insulated with light and power).

MAIN GARDEN The main formal area of garden lies to the western side of the property with a generous block edged Indian sandstone terrace enclosed by sleepers, steps rising onto the main lawn. Kitchen garden enclosed by timber fencing with raised beds, greenhouse and garden store. Small decked area and archway on to main lawn. Wild garden area enclosed by dwarf buxus hedging. Large timber garden store. Garden shed. Chicken run.

PADDOCK AREA AND STABLES Located beyond the main lawn comprising newly built stables and yard area enclosed by post and rail fencing with separate vehicular access at the top of the main driveway. The stables comprise two loose boxes, hay store and tack room, light and power connected. Concrete yard area.

SERVICES

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

DIRECTIONS

POST CODE: SP11 8LR.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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Approximate Area = 265.6 sq m / 2859 sq ft
Including Limited Use Area (4.4 sq m / 47 sq ft)
Outbuilding = 81.1 sq m / 873 sq ft
Total = 346.7 sq m / 3732 sq ft

