



PRIORY COTTAGE, 41 HIGH STREET

WHERWELL, ANDOVER, HAMPSHIRE

EVANS & PARTRIDGE







PRIORY COTTAGE, 41 HIGH STREET, WHERWELL, ANDOVER, HAMPSHIRE, SP11 7JG

A CHARMING PERIOD COTTAGE WITH WELL PRESENTED ACCOMMODATION, GOOD SIZE REAR GARDEN AND PLENTY OF OFF-ROAD PARKING SET IN THE HEART OF THIS POPULAR TEST VALLEY VILLAGE

SITTING ROOM, DINING ROOM, CONSERVATORY, KITCHEN
TWO DOUBLE BEDROOMS, BATHROOM
AMPLE PARKING, ATTRACTIVE WELL ENCLOSED REAR GARDEN
VIEW TOWARDS THE RIVER TEST
WALKING DISTANCE OF THE PUB

OFFERS INVITED AROUND: £395,000 Freehold

DESCRIPTION

A surprisingly spacious and beautifully presented mid terrace Grade II Listed cottage with a good size well enclosed rear garden and plenty of space for off-road parking. The accommodation comprises a split level sitting room with oak flooring and fireplace with log burning stove, dining area, well fitted kitchen with integrated appliances and conservatory. To the first floor there are two double bedrooms and a bathroom.

LOCATION

The property is situated in the heart of the village of Wherwell, renowned for its many period properties and which also has a church, village hall, playing fields and primary school. There are charming country walks nearby including one along an unspoilt lane to the fine old Victorian church, and another across a long footbridge to The Common and neighbouring village of Chilbolton. 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 London (Waterloo) in a little over an hour. 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 20 minutes and 30 minutes distant respectively.

ACCOMMODATION

Access off lane	Panelled front door into:
Sitting Room	(Large split level reception room with oak flooring) Substantial exposed brick chimney breast with fireplace housing rolled steel log burning stove on slate hearth, beam above. Openings to both sides of chimney breast into dining room. LED down lighters. Small pane window to front aspect. Oak topped peninsular unit with LED spot lights above dividing sitting room and kitchen. Turning staircase with balustrade to side and understairs cupboard.
Dining Room	Small pane window to front aspect. Cupboards with meter/fuse box. Exposed ceiling beams. LED down lighter. Oak flooring. Rear of chimney breast with alcove to side with shelving and cupboard beneath. Exposed brickwork and timbers to one wall.
Kitchen	(Well fitted) Ceramic Belfast sink unit with mixer tap. Oak block work surfaces with similar upstand. Range of Shaker style high and low level cupboards and drawers. Belling range with two ovens, grill and warming areas, six zone ceramic hob with stainless steel splash back and Belling extractor hood above. Integrated under-counter fridge, freezer, slim-line dishwasher and washing machine. LED down lighters. Polished concrete effect flooring. Part glazed door and window to either side into conservatory.

Conservatory Hardwood frame double glazed elevations beneath a profile glazed roof. Slate tiled flooring. Glazed double doors with steps onto the rear terrace, garden with views beyond.

FIRST FLOOR

Landing Decorative iron balustrade overlooking stairwell. LED down lighter. Window to rear aspect. Loft hatch. Linen cupboard with slatted shelving.

Bedroom One (Large characterful double bedroom) Window with exposed framework to front aspect. LED down lighter. Two built-in wardrobe cupboards with latch doors.

Bedroom Two Double bedroom. Window to front aspect with exposed timbers. LED down lighter.

Bathroom Modern white suite comprising pedestal wash hand basin with mixer tap, electric mirror above. Panelled bath with metro tiled surround, mixer shower and folding glass screen. Low level WC. Small pane window to rear aspect with view over the valley and glimpses of the River Test. LED down lighter. Chrome towel radiator.

OUTSIDE

Front The property fronts onto the village lane. Gravelled driveway at the end of the short terrace of just three properties leading round to the rear parking area and garden.

Rear Garden Comprises a sweeping gravelled driveway widening at the rear boundary with ample space for parking. Oil tank. Log store. Garden shed. The main area of garden extends beneath a magnificent mature beech tree. Resin paths dissect rockery and shrub borders. Split level sandstone terrace outside the conservatory. The garden is well enclosed by fencing, with picket fencing to the rear boundary affording views beyond over the Test Valley with the river just visible later in the year.

Services Mains water, electricity and drainage. Oil fired central heating.

Directions SP11 7JG

Council Tax Band E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702

www.evansandpartridge.co.uk

1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Area = 87.2 sq m / 939 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)
(Excluding Shed)

