



**PRIORY COTTAGE, 41 HIGH STREET
WHERWELL, 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: £375,000 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.
<u>FIRST FLOOR</u>	
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.
<u>OUTSIDE</u>	
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

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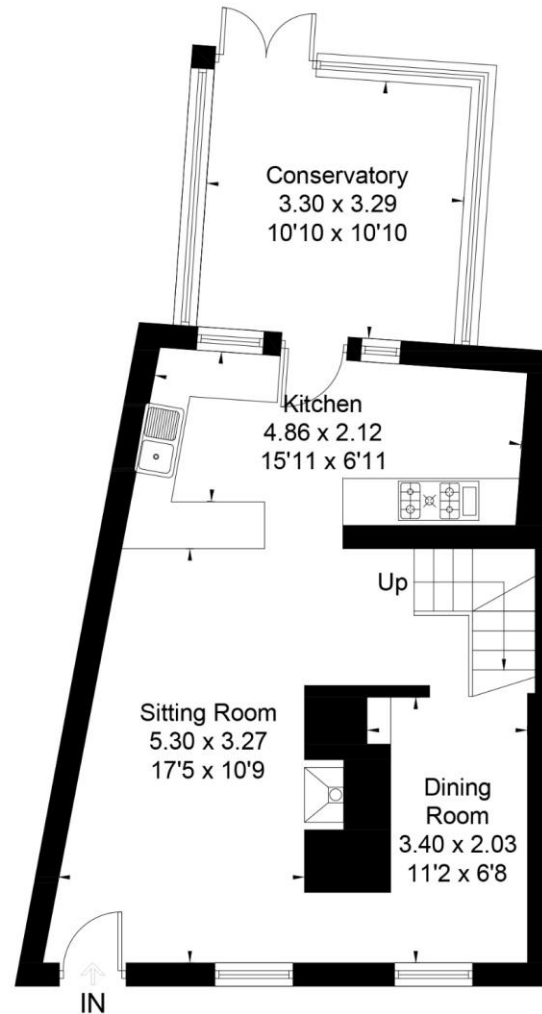
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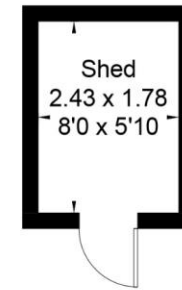
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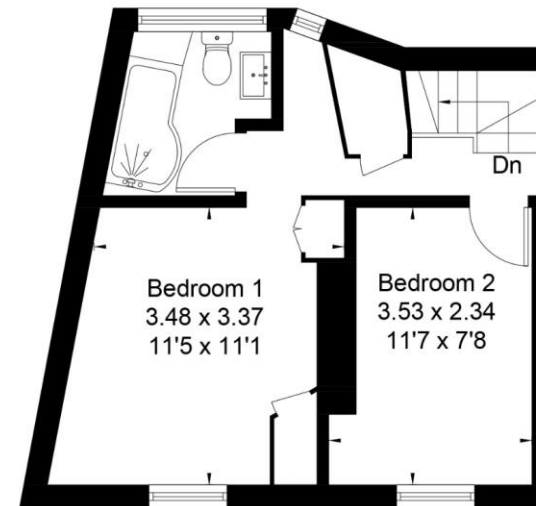
Approximate Area = 87.2 sq m / 939 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)
(Excluding Shed)



Ground Floor



(Not Shown In Actual
Location / Orientation)



First Floor