

IVY COTTAGE, HIGH STREET

WHERWELL, ANDOVER, HAMPSHIRE



EVANS & PARTRIDGE







IVY COTTAGE, HIGH STREET, WHERWELL, ANDOVER, HAMPSHIRE, SP11 7JG

A CHARMING DETACHED 2/3 BEDROOM CHARACTER COTTAGE FEATURING A LARGE LANDSCAPED REAR GARDEN RISING TO THE REAR BOUNDARY FROM WHERE THERE ARE FAR REACHING VIEWS. SITUATED IN THE HEART OF THIS SOUGHT-AFTER TEST VALLEY VILLAGE

ENTRANCE PORCH, SITTING ROOM, DINING ROOM, GARDEN ROOM, BEDROOM THREE/STUDY
KITCHEN, REAR LOBBY/UTILITY, CLOAKROOM
2 FURTHER BEDROOMS (PRINCIPAL WITH EN SUITE BATHROOM)
FRONT GARDEN, REAR GARDEN DIVIDED INTO THREE AREAS

OFFERS INVITED AROUND: £535,000 Freehold

DESCRIPTION

A Grade II Listed detached cottage with beautifully presented accommodation featuring an attractive sitting room, dining area, contemporary modern garden room, kitchen with Aga and a ground floor third bedroom or study, if preferred. There is also a utility and cloakroom where it would be possible to create a shower room to service the second and third bedrooms. The first floor features the principal bedroom with a large balcony and well-appointed en suite bathroom, bedroom two and an airing cupboard. The large garden has been attractively landscaped and there are a number of good sized terrace areas, ideal for entertaining.

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

Entrance Porch	Thatched roof. Tiled floor. Lantern style light. Panelled door into:
Sitting Room	Hampshire bar cottage window to front aspect. High ceiling with exposed beams and timbers. Exposed framework to one wall. Open fireplace housing cast iron log burning stove on slate hearth and beam above. Oak flooring. Wall light points. Turning staircase rising to first floor.
Dining Room	Wall light points. Exposed decorative beams to one wall. Wall light points. Opening into garden room.
Garden Room	Aluminium frame lantern with electric automatic vents. Aluminium sliding glazed doors the width of the rear aspect. Wall light points. Glazed double doors into bedroom three/study.
Bedroom Three/Study	Comprehensive walnut shelving on two walls and built-in desk. Hampshire bar cottage window to front aspect. Wall light points. Walnut flooring.

Kitchen	Ceramic Belfast style sink unit with mixer tap and polished quartz drainer. Polished quartz work surfaces and upstand. Range of Shaker style high and low level cupboards, drawers, display cabinet and wine store. Colourful tiled recess with exposed beam over housing electric two oven Aga with double hob. Integrated dishwasher and under-counter fridge. Quarry tiled floor. Exposed ceiling beam. Window to front aspect. Spot lights. Pine doors to understairs cupboard. Door and step down into rear lobby/utility and adjoining cloakroom.
Rear Lobby/Utility	Stable style door to rear garden. Window to side aspect. Quarry tiled floor. LED down lighter. Utility area with roll top work surface with stainless steel sink unit, mixer tap and drainer, cupboard beneath and tiled splash back. Plumbing for washing machine and space for dryer. Exposed wall beams. LED down lighters. Cupboard housing meter/fuse box. Latch door into:
Cloakroom	White suite comprising high level WC and wash hand basin with tiled splash back. Down lighters. Obscure glazed window.
FIRST FLOOR	Landing: Balustrade overlooking stairwell. Exposed purlin and beams. Panel doors to principal bedroom, bedroom two and walk-in cupboard housing Megaflo pressurised hot water cylinder, expansion tank, slatted shelving and Heatrae Sadia electric fired boiler for central heating. Pendant light point. Purlin.
Principal Bedroom	(Large dual aspect double bedroom) Part glazed door onto large paved balcony and wrought iron balustrade overlooking the lower garden. Cottage window to front aspect. Pendant light point. Alcove to side of chimney breast with cupboards and shelving. Exposed framework, purlins and front wall plate. Loft hatch. Pendant light point.
En Suite Bathroom	White suite comprising bath with mixer tap and shower above, glass screen and fully tiled surround. Fully tiled walls. Sink unit with storage beneath, mixer tap, feature splash back with mirror above. Low level WC. Tiled floor. Contemporary radiator.
Bedroom Two	Exposed pine floor boards. Exposed purlin and beam. Pendant light point. Cottage window to front aspect.
OUTSIDE	Front garden: There is on road parking along the lane. Picket gates and block paved steps rise to front entrance porch with flint walling to either side. Log store to side of entrance porch and wisteria. The front garden comprises gravel borders, ideal for potted plants. The boundaries are well enclosed by mixed hedging. Rear garden: Pedestrian access around the gable end of the cottage through a wrought iron gate onto path leading to rear lobby. Small split level paved terrace area. Brick steps with balustrade to side rising to: Lower garden area: Comprising a brick terrace, curved stone walls and well stocked tiered rockery. Outside lights. Further stone/brick steps up to: Middle garden area: Generous level gravelled terrace with timber balustrade overlooking the lower garden, ideal for entertaining. Sleeper retained borders. Gravel/sleeper beds with lawn and herbaceous borders to either side rising to: Upper garden area: Large level gravelled terrace from where far reaching views are enjoyed over the rooftops of Wherwell and beyond. Fencing and hedging to boundaries.
Services	Mains water, electricity and drainage.
Directions	SP11 7JG

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High Street, Wherwell, SP1 1

Approximate Area = 1061 sq ft / 98.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR