



EVANS & PARTRIDGE

WAYLANDS
HURSTBOURNE TARRANT, ANDOVER, HAMPSHIRE















WAYLANDS, HURSTBOURNE TARRANT, ANDOVER, HAMPSHIRE, SP11 0BD

AN INDIVIDUAL DETACHED FAMILY HOUSE PROVIDING SPACIOUS ACCOMMODATION INCLUDING THREE RECEPTION ROOMS AND FOUR DOUBLE BEDROOMS, SET BACK FROM THE LANE BEHIND A LINE OF MATURE LIME TREES AND YEW HEDGING WITH PLENTY OF OFF-ROAD PARKING AND A LOW MAINTENANCE REAR GARDEN, SITUATED IN THIS HIGHLY

**RECEPTION HALL, CLOAKROOM, LIVING ROOM, DINING ROOM, STUDY
KITCHEN / BREAKFAST ROOM, UTILITY / WORK ROOM
PRINCIPAL BEDROOM WITH EN SUITE BATHROOM, THREE FURTHER BEDROOMS, FAMILY SHOWER ROOM
INTEGRAL DOUBLE GARAGE, AMPLE PARKING
LANDSCAPED FRONT GARDEN AND ENCLOSED REAR GARDEN**

OFFERS INVITED AROUND: £745,000 Freehold

DESCRIPTION

An individual modern detached house constructed of brick elevations beneath a tiled roof with hardwood double glazed windows and doors and the benefit of an integral double garage. The accommodation comprises an entrance porch, large central reception hall with cloakroom, triple aspect living room with log burning stove, dining room, study/play room, modern kitchen/breakfast room and a useful utility/work room. To the first floor, off a central galleried landing, there are four double bedrooms, one with en suite bathroom, and family shower room. Outside the property there is a spacious gravelled driveway to the front, whilst the rear courtyard style low maintenance garden enjoys a great deal of privacy and features a unique summerhouse.

LOCATION

The property is situated in the village of Hurstbourne Tarrant which has a store, church, primary school, garage (for car sales only), public house with restaurant and B&B, veterinary practice and tea room. There are bus services to Newbury (about 10½ miles) and Andover (about 6 miles), where a more comprehensive range of shopping, educational and leisure facilities can be found. The nearby towns of Whitchurch and Andover have mainline railway stations providing fast services to London (Waterloo) as well as Newbury, and the A303 is close at hand allowing convenient access to London via the M3 and to the West Country.

ACCOMMODATION

Entrance Porch	Hardwood glazed door into entrance porch with full height windows to front and side aspect. Coir matting. Down lighter. Hardwood glazed door with similar panel to side into:
Reception Hall	Turning staircase with half landing and balustrade to side rising to galleried landing above. Recess beneath stairs with coat hooks. Pendant light point.
Cloakroom	White suite comprising wash hand basin with mixer tap, tiled splash back and cupboard beneath. Low level WC. Obscure glazed window to front aspect. Ceiling light point.
Living Room	(Substantial triple aspect reception room) Brick fireplace housing rolled steel log burning stove on quarry tiled hearth, display sill over. Glazed door to rear and side. Windows to front and side aspect. Pendant light point. Wall lights. Coving.

Dining Room	Window to rear aspect. Pendant light point. Coving. Serving hatch to kitchen/breakfast room.
Study / Play Room	Window to front aspect. Pendant light point. Coving. Shelving. Built-in cupboards and drawers. Internal window to kitchen/breakfast room.
Kitchen / Breakfast Room	Stone effect work surfaces with inset twin bowl stainless steel sink unit with mixer tap and drainer. Range of high and low level cupboards, drawers and glazed display cabinets. Integrated double oven/grill. Four ring ceramic hob with tiled splash back and extractor hood above. Space for upright fridge/freezer. Window overlooking rear garden. LED down lighters. Pendant light point. Coving.
Utility / Work Room	(Large useful room) Glazed hardwood door to rear garden. Window to side aspect. Stainless steel sink unit with mixer tap and drainer, cupboard beneath. Recess and plumbing for washing machine Trianco Redfyre oil fired boiler. Coving. Pendant light points. Storage. Lantern roof light. Door into double garage.
Double Garage	(Integral) Cavity construction. Up and over door to front. Two obscure glazed windows to side aspect. Light and power connected. Shelving.

FIRST FLOOR

Landing	Balustrade overlooking reception hall. Pendant light point. Cupboard housing lagged copper cylinder with immersion, slatted shelving and hanging rail.
Principal Bedroom	(Large dual aspect double bedroom) Windows to front and side aspect. Coving. Pendant light point. Double doors into built-in wardrobe with internal narrow door leading into:
Inner Gallery	Balustrade overlooking staircase and main landing. Oriel bay window to front aspect. Pendant light point.
En Suite Bathroom	White suite comprising wash hand basin with mixer tap, tiled splash back, glass shelf, mirror and light above, cupboard beneath. Panelled bath with tiled surround. Low level WC. Obscure glazed window. Ceiling light point.
Bedroom Two	(Double bedroom) Window to front aspect. Shelving. Double doors into walk-in wardrobe with light and internal narrow door also accessing inner gallery. Pendant light point.
Bedroom Three	(Double bedroom) Two built-in wardrobe cupboards. Window to rear aspect. Pendant light point. Coving.
Bedroom Four	(Double bedroom) Window to rear aspect. Pendant light point. Coving. Loft hatch.
Family Shower Room	(Recently modernised, formerly a bathroom with space for bath and shower, if preferred) White suite comprising wash hand basin with mixer tap, tiled splash back and cupboard beneath, electric mirror fronted cupboard above. Low level WC with concealed cistern. Glass/tiled shower enclosure. Shelving. Ceiling light point. Obscure glazed window.

OUTSIDE

Front	Open access off the lane onto a large brick edge gravelled driveway providing comprehensive parking, access to the front entrance and integral garage. The front boundary is a feature of the property, being enclosed by a line of mature lime trees with yew hedging beneath. Wild flowering cherry tree. Hedging and shrubs to the boundaries. Paths to either side of the property lead into:
Main Rear Garden	This is fairly low maintenance and landscaped as a substantial courtyard style terrace with block/paving and water feature with fountain. Block edged rose and shrub borders. The garden is well enclosed by walling, fencing, hedging and trees including apple and plum.
Summerhouse	This is a unique feature and comprises rendered elevations beneath a shingle roof with central lantern detail. Carpeted internally with surrounding seating and fireplace with small stove. Four oriel style bay windows and double doors to front.
Services	Mains electricity, water and drainage.
Directions	SP11 0BD
Council Tax Band	G

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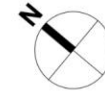
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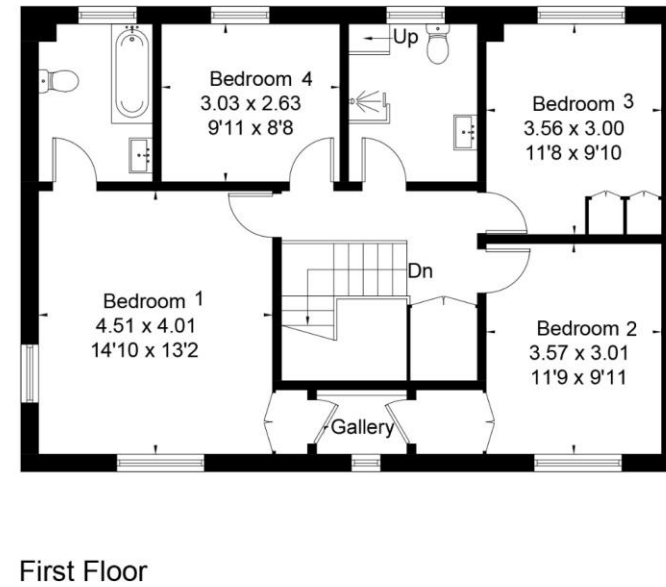
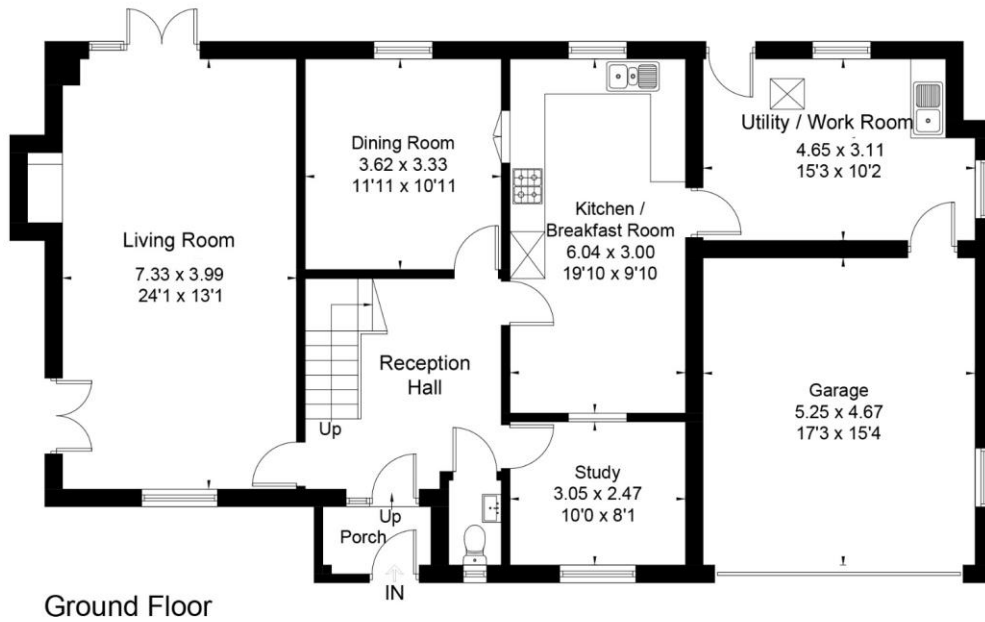
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Approximate Area = 205.9 sq m / 2216 sq ft and Garage
Including Limited Use Area (1.9 sq m / 20 sq ft)



 = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 322797

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(91-100)	A		
(81-90)	B		
(71-80)	C		76
(61-70)	D		
(51-60)	E		
(41-50)	F	41	
(1-40)	G		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland & Wales</small>			
<small>EU Directive 2002/91/EC</small>			