



EVANS & PARTRIDGE

MEADOW VIEW, EAST CHOLDERTON
ANDOVER, HAMPSHIRE











MEADOW VIEW, EAST CHOLDERTON, ANDOVER, HAMPSHIRE SP11 8LR

AN IMPRESSIVE AND UNIQUE ARCHITECT DESIGNED PROPERTY OFFERING STYLISH TRADITIONAL AND WELL APPOINTED ACCOMMODATION WITH AN ATTRACTIVELY LANDSCAPED SOUTH WESTERLY FACING GARDEN IN A PRETTY RURAL SETTING

RECEPTION HALL - SITTING ROOM - DINING ROOM WITH ADJOINING LIBRARY AREA - FAMILY ROOM - STUDY
KITCHEN / BREAKFAST ROOM - UTILITY ROOM - CLOAKROOM
PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
THREE FURTHER BEDROOMS - FAMILY BATHROOM
OFF ROAD PARKING - SHED
ATTRACTIVELY LANDSCAPED WELL ENCLOSED PRIVATE GARDEN

OFFERS INVITED AROUND: £750,000 Freehold

DESCRIPTION

An individual detached house, that has recently been completely renovated, re-modelled and extended by the present owners with the help of the renowned architect, the late Huw Thomas, creating this beautiful and unique family home. The characterful accommodation features a central reception hall and cloakroom, open plan main reception room including a sitting area with fireplace and dining area opening onto the rear terrace and garden as well as a library/play area. In addition, there is a family room with double doors into the garden, a beautiful John Lewis of Hungerford kitchen with adjoining triple aspect breakfast area and separate utility/boot room. The first floor comprises four bedrooms (one with en suite) and a family bathroom. The attractively landscaped garden is a good size and benefits from a south westerly orientation. The property has an air source heat pump and underfloor heating throughout the ground floor with radiators upstairs, as well as being fully insulated and double glazed. In addition, the buyer will receive renewal heating incentive payments for the first six years of approximately £1,000 per annum tax free.

LOCATION

The property is situated 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), and is within easy 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 in the surrounding countryside. The neighbouring village of Weyhill has an excellent Hilliers Garden Centre complex with restaurant, as well as a craft centre, church, garage and Indian restaurant. Andover, some 5 miles distant, offers a comprehensive range of shopping, educational and leisure facilities. There are mainline railway stations in both Andover 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. In addition to the local State schools there are a number of reputable Independent schools (Farleigh, Godolphin, St Swithuns) as well as the Grammar schools in Salisbury.

ACCOMMODATION

Entrance Porch

Exposed supports with slate roof. Overhead light. Solid oak stable style door with glazed panel leading into:

Reception Hall

Turning oak staircase with oak balustrade to side rising to first floor. Dado rail and T&G part panelled walls. Sash window to front aspect with views toward countryside. Solid English oak flooring. Pendant light point and LED downlighters in passage. Doors to open plan sitting/dining room with adjoining library area, study, play room/ground floor bedroom (if preferred), understairs cupboard and cloakroom.

Cloakroom	(Beautifully appointed) Hand painted London basin on oak topped wash stand, mixer tap and drawers beneath, Fired Earth metro tiled splashback. Low level WC. Window to gable end. LED downlighters. Extractor fan. English oak flooring.
Sitting Room	(Open plan with adjoining dining room and library area) Open brick fireplace housing rolled steel log burning stove on slate hearth with rustic oak display sill above. Feature high sash window detail with open view to front aspect with country view (an architectural feature with high profile ceiling). English oak flooring. T&G panelling to walls. Pendant light point. Panel door into kitchen/breakfast room.
Dining Room	Space for table with pendant light point above. English oak flooring. T&G panelling to walls. Folding glazed doors the full width of this area opening onto rear terrace with views over the rear garden. Pendant light point.
Library Area	Oak flooring and T&G panelling. Bespoke shelving the full width of one wall. Sash window to rear aspect. Pendant light point.
Kitchen / Breakfast Room	(Beautifully appointed) Hand built John Lewis of Hungerford kitchen. Villeroy & Boch Belfast style sink unit with brushed brass mixer tap and drainer. Solid oak block work surfaces with Fired Earth metro tiled splash back. Wine racking and display shelving. Rangemaster Classic 90 with two ovens, grill and five zone ceramic hob with hand painted ceramic tiled splash back and Rangemaster hood above. Integrated dishwasher, fridge and freezer. Larder/pantry cupboard. Hand finished terracotta tiled floor. Panel latch door into utility. Two pendant light points. High sash window and ceiling area to front aspect with country views.
Breakfast Room	Full width glazing on three aspects with double doors opening onto the side garden. Terracotta tiled floor. LED downlighters.
Large Utility Room	Hardwood work surface with inset stainless steel sink with mixer tap and drainer. Range of high and low level cupboards. Recess and plumbing for washing machine and space for dryer. Sheila Maid. LED downlighters. Window to rear aspect. Coat hooks. Terracotta tiled floor. Panel door to outside porch and garden.
Family Room	(Dual aspect) English oak flooring. Glazed double doors to rear aspect opening onto garden. Window to side aspect. Pendant light point.
Study	Window to side aspect. English oak flooring. Pendant light point.
<u>FIRST FLOOR</u>	
Landing	Two Velux lights to front aspect. LED down lighters. Balustrade overlooking reception hall. Panel doors to bedrooms and bathroom. double doors with brass hare head handles into airing cupboard with slatted shelf.
Principal Bedroom	(Dual aspect double bedroom) Window to gable end. Sash style window to rear aspect overlooking garden. Oak flooring. Shelved recess. Twin built-in double wardrobe cupboards. High ceiling. Pendant light point. T&G panelling to one wall. Space for bed with reading light points to either side.
En Suite Shower Room	Hand painted London basin with mixer tap on hardwood stand, drawers beneath and Fired Earth metro tiled splash back. Fired Earth tiled shower enclosure with overhead and hand held attachments. Low level WC with oak seat. Oak flooring. High ceiling with LED downlighters and extractor fan.
Bedroom Two	(Double bedroom) Sash style window to side aspect. High ceiling. Velux light to front aspect. Oak flooring. Twin built-in double wardrobe cupboards with feature handles. Pendant light point.
Bedroom Three	(Single bedroom) Sash style window to rear aspect. Oak flooring. High ceiling. Pendant light point.

Bedroom Four (Single bedroom) Sash style window to front aspect with views over countryside. Oak flooring. Built-in wardrobe cupboard. Pendant light point.

Family Bathroom (Well appointed) Hand painted London basin with mixer tap on oak topped wash stand, drawers beneath and metro tiled splashback. Four claw roll top bath with mixer tap/shower attachment and metro tiled surround with two bottle recesses. Low level WC. High ceiling with LED downlighters. Extractor fan. Oak effect flooring. Sash style window to rear aspect overlooking garden.

OUTSIDE

Front Access off village lane onto generous gravelled drive and parking area extending to the gable end of the house, screened to the side boundary by fencing and to the rear by cob walling on brick/flint plinths. Picket gate and fencing to either side leads into the front garden which is laid to brick edged gravel with path leading to front entrance porch and on round the property. Well stocked borders with lavender, roses and shrubs. Front boundary is enclosed by close boarded fencing and hedging, trimmed to maximise the attractive views over the lane to open countryside. The far side boundary is screened by estate rail fencing. A brick edged gravel path continues into:

Main Rear Garden Comprises a full width Sandstone paved terrace enclosed by dwarf brick walls. Shrubs and specimen tree borders. Steps on to further gravelled terrace area with surrounding flower and rose borders. Circular terrace. Shepherd's Hut style shed with part glazed door to front, curved corrugated steel roof (with guttering). The garden is laid to gently sloping lawn interspersed with a variety of specimen trees and well stocked borders. The garden enjoys a good deal of privacy, screened to one side by high cob walling, to the rear by close boarded fencing and to the side by hedging and estate rail fencing. Compost area.

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

Directions SP11 8LR

Council Tax Band D

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Approximate Area = 167.8 sq m / 1806 sq ft
Including Limited Use Area (5.7 sq m / 61 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 313141

Energy Efficiency Rating		Current	Potential
Very Good	A		
Good	B		
Fair	C		
Needs Improvement	D		
Poor	E		
Very Poor	F		
Very Poor	G		
<small>EU Energy Rating scale 2002-2018</small>		75	75
<small>EU Energy Rating scale 2018-2020</small>			
<small>England, Scotland & Wales</small>		EU Directive	2002/91/EC