



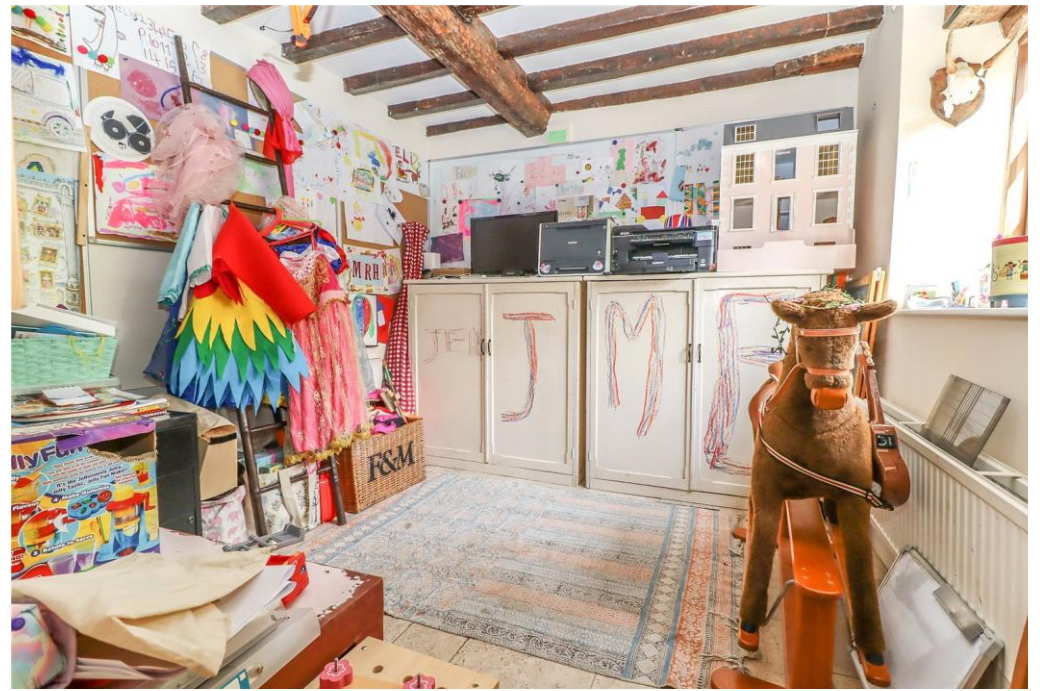
**MANOR FARM HOUSE, KIMPTON
ANDOVER, HAMPSHIRE**

EVANS & PARTRIDGE











MANOR FARM HOUSE, KIMPTON, ANDOVER, HAMPSHIRE, SP11 8PG

AN ATTRACTIVE PERIOD HOUSE WITH CHARMING CHARACTERFUL FAMILY ACCOMMODATION, PLENTY OF OFF-ROAD PARKING AND A SOUTHERLY FACING MAIN GARDEN

**SPACIOUS DETACHED FAMILY HOUSE
FULL OF CHARACTER
FIVE BEDROOMS
AMPLE PARKING - SOUTH FACING GARDEN
ATTRACTIVE VILLAGE SETTING**

OFFERS INVITED AROUND: £825,000 Freehold

DESCRIPTION

A detached Grade II Listed former farm house with a two storey extension at one end constructed of painted brick elevations beneath a clay tiled roof. The comprehensive family accommodation is full of character and period features; there is a beautiful inglenook fireplace in the main reception room, a spacious open plan triple aspect kitchen and five bedrooms (four of which are large doubles). To the front of the property there is plenty of off-road parking and an attractive walled garden whilst the good size main garden lies to the rear of the property and has the benefit of a southerly aspect.

LOCATION

The property is situated in the village of Kimpton which has a public house, church, village hall and primary school. Further facilities are available in the neighbouring village of Weyhill has an excellent new Hillier Garden Centre complex with deli/farm shop and restaurant, church, garage, Pink Olive restaurant and two public houses. Andover, approximately 6 miles to the east provides a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station with fast services to Waterloo. There is also a mainline railway station in the nearby village of Grateley (Waterloo in about 75 minutes). The A303 is close at hand allowing convenient access to London and the West Country and the cathedral cities of Salisbury and Winchester are both within approximately twenty five minutes' drive.

ACCOMMODATION

Entrance Porch	Quarry tiled floor. Vaulted ceiling with pendant light point. Panel door into:
Reception Hall	Exposed ceiling joists and framework. Window to front aspect. Latch doors to staircase and utility.
Staircase	Stairs with half landing and window to front aspect rising to first floor. Exposed ceiling joists. Latch doors to open plan sitting with formal dining area and study/inner hall.

Sitting Room/Dining Area	Sitting Room: Brick inglenook fireplace with brick hearth and substantial timber over housing rolled steel log burning stove. Exposed ceiling timber. Window with views over the rear garden. Wall lights. Door to snug/playroom. Dining Area: Former fireplace now converted into cupboard. Recess to either side of chimney breast with built-in cupboards and shelving. Exposed ceiling timber. Window with views over the garden. Wall lights.
Snug/Play Room	Panel door to rear garden. Travertine tiled floor. Exposed ceiling beam and joists. Window overlooking rear garden.
Inner Hall/Study	Exposed ceiling joists. Window to front aspect. Shelving. Panel door into:
Kitchen/Breakfast Room	Open plan. Large triple aspect. Stainless steel sink unit with mixer tap and drainer. Range of cupboards, drawers, deep pan drawers. Dresser style unit. Central polished granite island, storage beneath and breakfast bar at each end. Belling range style cooker with tiled splash back. Space and plumbing for American style fridge/freezer. Recess and plumbing for dishwasher. Window to front aspect with full height built-in storage to either side. Part glazed stable door to rear garden. Window to gable end. Glazed double doors into conservatory. Down lighters. Travertine tiled floor.
Conservatory	Constructed of brick plinths supporting timber frame double glazed elevations beneath of pitched glazed roof with ornamental tie. Travertine tiled floor. Two sets of glazed doors leading onto the garden.
Utility Room	Travertine tiled floor. Space for appliances. Sink. Door to:
Cloakroom	White suite comprising wash hand basin and low level WC. Travertine tiled floor.

FIRST FLOOR

Landing	Balustrade continues overlooking staircase. Window to front aspect. Pendant light points. Latch doors to:
Principal Bedroom Suite	Dressing Room: Exposed purlin. Window to front aspect with display sill and cupboard under. Wardrobe. Open arch into: Double Bedroom: Window to gable end. Sport lights. Panel door into large en suite bathroom. Open tread painted staircase rising to: Loft Room: Window at gable end. Skeiling ceilings. Eaves storage cupboards.
En Suite Bathroom	White suite comprising contemporary roll top bath with wall mounted mixer tap. Pedestal wash hand basin with mirror and light above. Low level WC. Steps up into shower area with frameless glass screen, tiled floor. Window to rear aspect. Towel radiator.
Bedroom 2	(Large double bedroom) Twin built-in wardrobe cupboards. Window overlooking rear garden. Ceiling lights.
Bedroom 3	(Large double bedroom) Window overlooking rear garden. Ceiling lights. Latch door to cupboard extending to side of chimney breast.
Bedroom 4	(Large double bedroom) Cast iron Victorian fireplace with stone hearth (not in use). Window overlooking rear garden. Built-in wardrobe cupboards to either side of chimney breast. Ceiling light.
Bedroom 5	(Single bedroom) Porthole window to landing. Window to front aspect. Built-in cupboard with shelf over. Exposed purlin and posts.

Family Bathroom

White suite comprising panelled bath with tiled surround, mixer tap/ shower attachment. Wash hand basin with mixer tap, storage beneath. Low level WC. Tiled floor. Obscure glazed window to cupboard housing lagged copper cylinder with immersion and slatted shelving. Ceiling light point. Exposed beams.

OUTSIDE**Front**

Gated access off the lane and right of way to Portuguese laurel lined gravelled approach. Five bar gates lead onto a spacious gravelled driveway providing parking. Curved paved path leading to conservatory. The front garden is level and laid to lawn with well stocked herbaceous borders. The front boundary is enclosed by a tiled capped cob wall with pedestrian gate leading onto the lane with paved path to front entrance porch. Picket gate to the side of the conservatory leads into the main rear garden.

Rear garden

This is a southerly facing garden comprising a generous sandstone split level terrace with inset border. Buxus hedge with opening onto a level lawn, well screened to the side by close boarded fencing and by a large threshing barn to the opposite side. Brick well with thatched canopy. Sleeper steps beneath a rose/vine covered pergola rise to a wild area of garden, ideal as a children's play area, for chickens or compost area. Wild cherry tree and ash tree. The rear boundary is enclosed by brick/flint walling.

Services

Mains water, electricity and drainage.

Directions

SP11 8PG

Council Tax Band

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VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

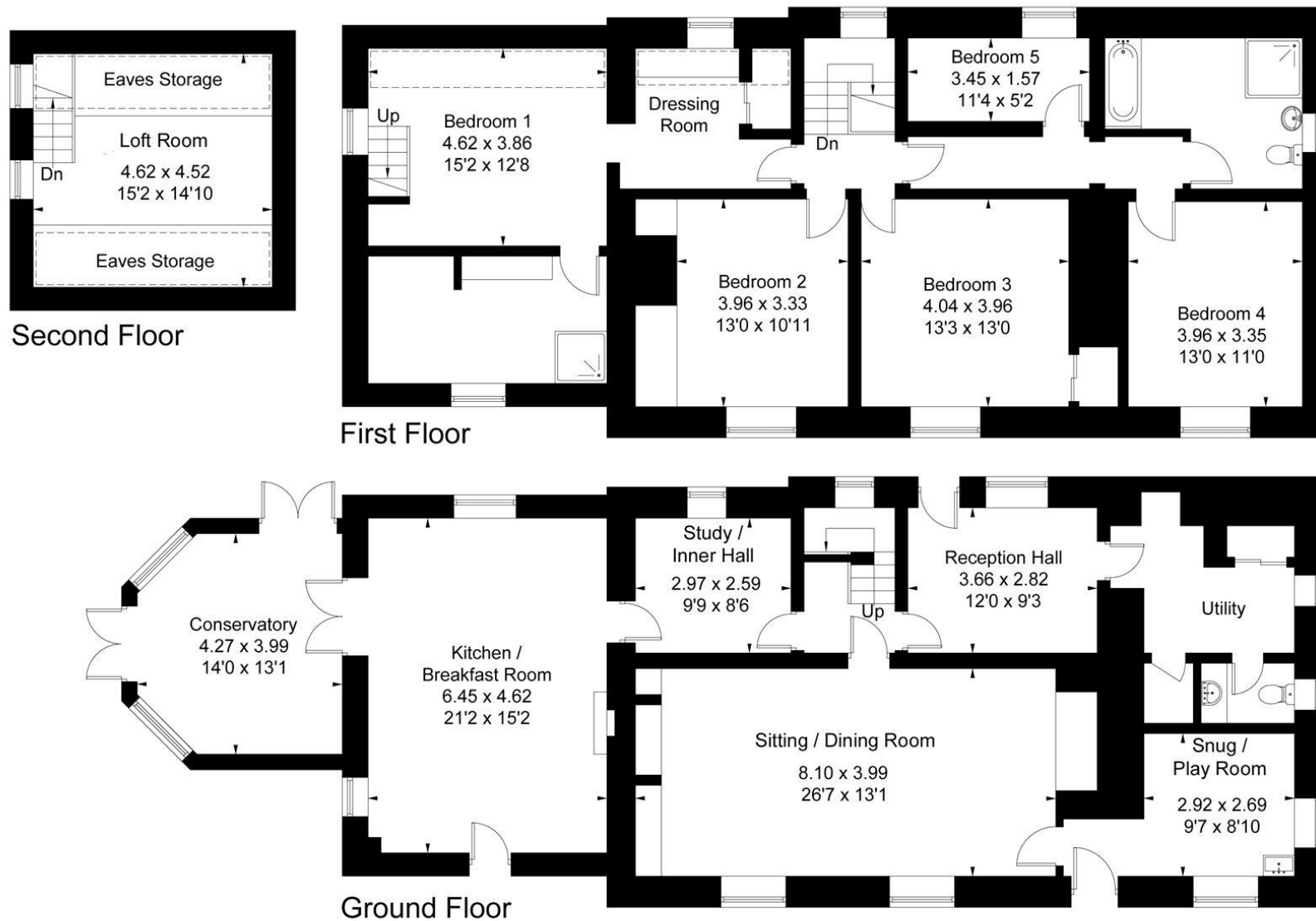
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Approximate Floor Area = 270 sq m / 2911 sq ft



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