

2 HATHERDEN LANE

HATHERDEN, ANDOVER, HAMPSHIRE



EVANS & PARTRIDGE







2 HATHERDEN LANE, HATHERDEN, ANDOVER, HAMPSHIRE, SP11 0HG

AN EXTENDED THREE BEDROOM COTTAGE STANDING IN APPROXIMATELY 1/5 OF AN ACRE WITH PLENTY OF PARKING AND A LARGE WORKSHOP IN A RURAL EDGE OF VILLAGE SETTING AND VIEWS OVER SURROUNDING COUNTRYSIDE

**ENTRANCE PORCH, CENTRAL HALLWAY, LIVING /DINING ROOM, CONSERVATORY
KITCHEN, UTILITY / PANTRY, CLOAKROOM
THREE BEDROOMS, BATHROOM
AMPLE LARGE WORKSHOP, OFF-ROAD PARKING
FRONT AND REAR GARDEN**

OFFERS INVITED AROUND: £485,000 Freehold

DESCRIPTION

An attractive semi-detached Victorian cottage standing in a generous plot of approaching a 1/5 of an acre. There is ample off-road parking and a useful large outbuilding currently providing an excellent workshop space with light and power connected. The property enjoys open views over the surrounding countryside and we believe there is further scope for extension subject to consent. The accommodation comprises entrance porch, central hallway, open plan living/dining room, fitted kitchen, useful adjoining utility/pantry, cloakroom and conservatory. To the first floor there are 3 good sized bedrooms and a family bathroom.

LOCATION

Situated on the edge of the picturesque village of Hatherden with a church and public house. The nearby town of Andover, approximately three and a half miles to the south, offers a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to Waterloo (in just over one hour). The A303 is close at hand allowing convenient access to London and the West Country. Newbury, Salisbury, Winchester and Basingstoke are all within about half an hour's drive.

ACCOMMODATION

Enclosed Entrance Porch	Ceramic tiled flooring. Wall light. Windows on three aspects. Distant views over farmland. High profile ceiling.
Central Hallway	(L-shaped) Ceramic tiled flooring throughout. Two pendant light points. Fuse box. Turning staircase rising to the first floor. Under stairs storage cupboard.
Living / Dining Room	LIVING AREA: Open brick fireplace housing cast iron log burning stove with display sill above and raised terracotta hearth. Deep recesses to either side of chimney breast with display shelving and low level double cupboards. Central glazed door and high level window to one side overlooking the front garden towards farmland and countryside beyond. Pendant ceiling light point. Wall lights. Coving. DINING AREA: Space for family dining table and dresser. Window to front aspect overlooking front garden and farmland beyond. Pendant light point. Wall light. Ceiling coving.
Kitchen	Stainless steel 1½ bowl sink unit with mixer tap and drainer. Ample roll top work surfaces with ceramic tiled splashbacks. A range of high and low level cupboards and drawers with under cupboard lighting. High level open fronted shelving. Zanussi double oven with grill. Samsung four ring ceramic hob. Space for tall fridge freezer. Recess and plumbing for slimline dishwasher. Ceramic tiled flooring throughout. Pendant light point. Down lighters. Window to side aspect with fantastic far reaching views across farmland and countryside. Further internal picture window to rear aspect with view through conservatory to back garden.
Utility / Pantry	Recess and plumbing for washing machine with space above to stack dryer. Roll top work surface with cupboards above and beneath. Two ceiling light points.

Cloakroom	White suite comprising wash hand basin with tiled splashback, shelving above. WC. Obscure glazed window. Ceiling light point. Worcestershire oil fired boiler.
Conservatory	Constructed of UPVC double glazed elevations beneath a profile thermos plastic roof, all standing on exposed brick plinths. Views. Quarry tiled flooring. Wall lights. Glazed double doors onto rear patio and garden.
FIRST FLOOR	Ceiling lights. Two loft hatches to separate lofts. Latch doors to:
Principal Bedroom	Window to front aspect. Built-in bedroom furniture comprising wardrobes, chest of drawers and bedside tables, all glass topped. Pendant light point.
Bedroom Two	(Dual aspect) Windows with views over surrounding farmland. Wall light points.
Bedroom Three	Cast iron Victorian fireplace (not in use) with display sill above. Built-in cupboards to either side of chimney breast, one housing lagged copper cylinder with fitted immersion. Slatted shelving above, the other shelved for storage. Window to front aspect. Pendant light point.
Bathroom	White suite comprising panelled bath, fully tiled surround, shelving to one end, Mira electric shower to other end. Shower curtain rail. High level strip window to rear aspect with country views. Pedestal wash hand basin. WC. Mirror fronted medical cabinet. Radiator. Ceiling light point.
OUTSIDE	Pedestrian gate on stone capped brick piers onto crazy paved side patio area leading to side entrance porch. Log store and bin storage.
Front Garden	Central splayed opening off village lane onto spacious gravel driveway providing ample parking. Level lawned areas to either side. Specimen trees. Circular brick working well (quality tested 4 years ago). Boundaries well enclosed by mixed hedging and low feather edged fencing.
Rear Garden	Paved patio outside conservatory bordered by stone topped brick retaining walls. Wide paved steps up to level lawn. Hedging to either side boundary. Rear enclosed by picket fencing with gate into extended garden area which widens to the rear of the neighbouring property, all enclosed by fencing and post and wire fencing. Further splayed entrance onto village lane and additional parking if required. Raised oil tank.
Outbuilding	Large timber frame and clad building beneath a modern corrugated steel roof. Double and personal doors to front. Concrete base. Fluorescent strip lighting and plenty of power points. This is an ideal large workshop, storage area or hobbies space.
Services	Mains water, electricity and shared private drainage. Oil fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP11 0HG
Council Tax Band	D

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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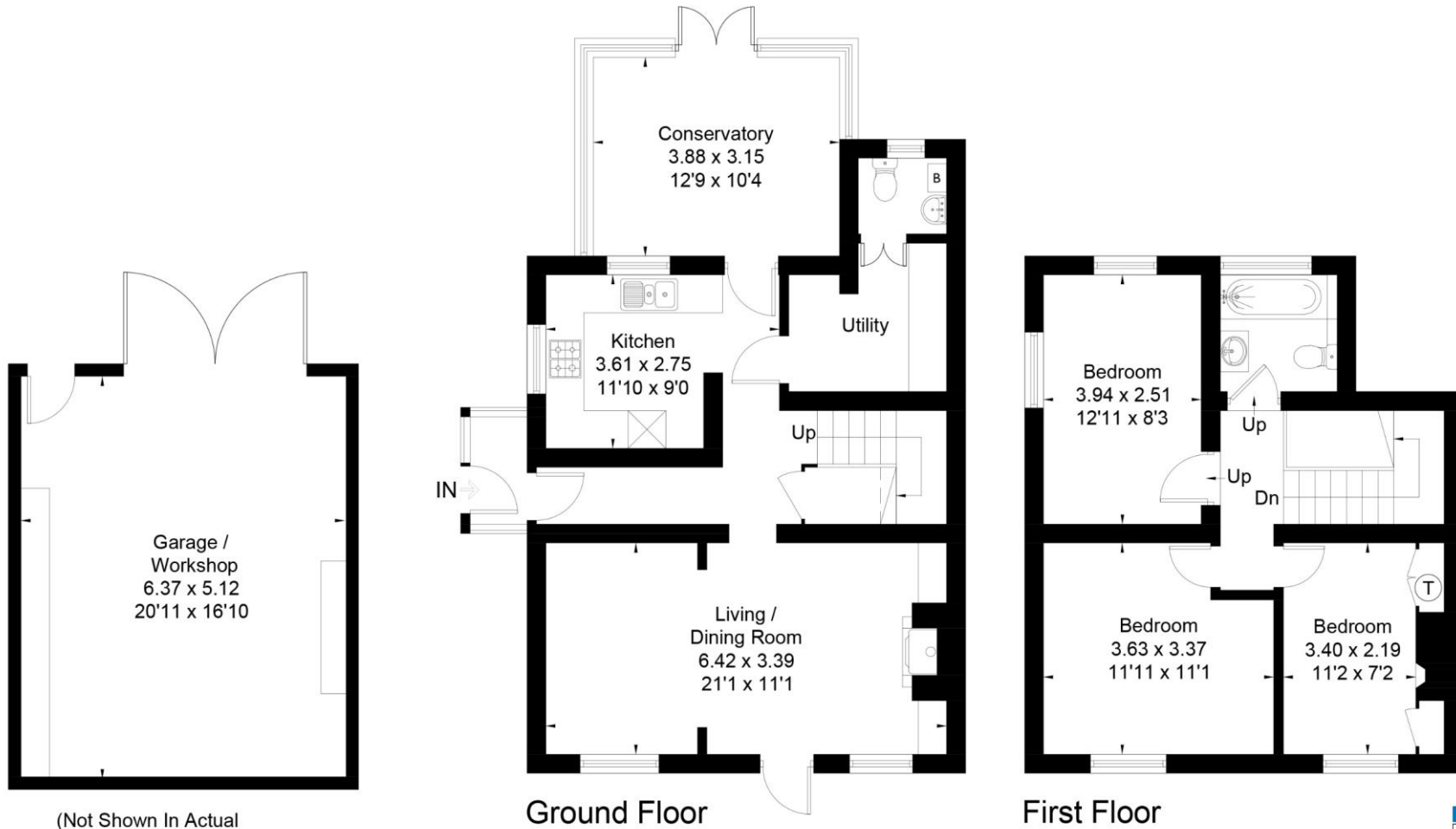
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Approximate Floor Area = 111.7 sq m / 1202 sq ft
 Garage / Workshop = 32.7 sq m / 352 sq ft
 Total = 144.4 sq m / 1554 sq ft



= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63664

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			102
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			