



**8 WHITE OAK WAY**

**ANNA VALLEY, ANDOVER, HAMPSHIRE**

**EVANS & PARTRIDGE**

















# 8 WHITE OAK WAY, ANNA VALLEY, ANDOVER, HAMPSHIRE, SP11 7QN

**A MOST IMPRESSIVE DETACHED AND LARGELY EXTENDED FAMILY HOUSE FEATURING BEAUTIFULLY PRESENTED ACCOMMODATION INCLUDING A STUNNING OPEN PLAN KITCHEN / LIVING AREA TOGETHER WITH A ONE BEDROOM GROUND FLOOR ANNEXE AND ATTRACTIVELY LANDSCAPED GARDENS**

**ENTRANCE HALL, RECEPTION HALL, CLOAKROOM, LIVING ROOM, SITTING ROOM  
KITCHEN / BREAKFAST ROOM WITH ADJOINING LIVING AND DINING AREA, UTILITY ROOM  
PRINCIPAL BEDROOM WITH EN SUITE BATHROOM, THREE FURTHER BEDROOMS, FAMILY SHOWER ROOM  
ANNEXE: LIVING ROOM WITH KITCHENETTE, BEDROOM AND LARGE SHOWER ROOM  
SINGLE GARAGE, GREENHOUSE, ATTRACTIVELY LANDSCAPED GARDENS**

**OFFERS INVITED AROUND: £695,000 Freehold**

## DESCRIPTION

A detached family house that has been substantially extended on the ground floor. The well presented accommodation comprises entrance hall, reception hall, cloakroom, sitting room, living room with log burning stove and a stunning open plan kitchen/breakfast room with large island and spacious adjoining living/dining area with wide folding glazed doors onto the main garden. There is also a utility room. To the first floor is the principal bedroom with en suite bathroom, three further bedrooms and family shower room. Additionally, there is also a completely self-contained annexe with underfloor heating, incorporating living room with kitchenette, central hall, large double bedroom and shower room. The property is situated at the end of a well established close where there is off-road parking for a number of cars and a single detached garage, with the benefit of an attractively landscaped and well stocked garden.

## LOCATION

The property is situated in the village of Anna Valley which has a recreation ground, garden centre and pub/restaurant. The neighbouring village of Upper Clatford has a church and public house. Andover, some 1½ miles to the north, offers a comprehensive range of shopping, educational and leisure facilities as well as a mainline railway station providing fast services to London Waterloo. The cathedral cities of Salisbury and Winchester are within half an hour's drive and the A303 is close at hand allowing convenient road access to London and the West Country.

## ACCOMMODATION

### **Entrance Hall**

Fully enclosed with high profile ceiling and down lighters. Composite/part glazed front door. Windows on three aspects. Travertine tiled floor. Arched oak frame glazed double doors into:

### **Reception Hall**

Oak flooring. Staircase with oak balustrade rising to the first floor. Down lighters. Coat hooks. Panelled door to living room. Similar door to cloakroom. Wide opening with decorative oak architrave into sitting room. Full width opening into substantial open plan kitchen/breakfast room with adjoining living and dining area.

### **Cloakroom**

White suite comprising contemporary wash hand basin with limestone tiled splashback. Corner mixer tap. WC. Limestone tiled flooring. Window. Down lighter. High cupboard conceals fuse box.

<b>Living Room</b>	(A good size reception room) Open fireplace housing rolled steel log burning stove on slate hearth. Picture window to front aspect. Oak flooring and skirting boards. Pendant light point. Wide opening linking through to open plan kitchen with living and dining area.
<b>Sitting Room</b>	Picture window to front aspect. Oak flooring and skirting boards. Pendant light point.
<b>Kitchen / Breakfast Room</b>	(Open plan with adjoining living and dining areas) A substantial light and airy living space with Travertine tiled floor and underfloor heating throughout. Mainly featuring high profile ceilings with a number of large Velux sky lights. Down lighters and integral speakers. Wide folding glazed doors opening onto the rear deck and main garden. Kitchen/breakfast area: Substantial oak topped island with central ceramic 1½ bowl sink unit, breakfast bar, cupboards, drawers and wine storage beneath, recess and plumbing for dishwasher. A further comprehensive range of framed, painted timber units, including deep pan drawers, high level open fronted shelving and plate racks with down lighters. Double fronted larder, double fronted pantry, two housekeepers' cupboards with drawers beneath, central recess for American style fridge freezer. Mercury range cooker with two large ovens, separate grill and five ring gas hob, stainless steel extractor fan and light above. Further oak work tops with metro tiled splashbacks. Panelled doors into: Living/dining area: Space for large family/entertaining table and chairs. Attractive views enjoyed over beautifully landscaped and well stocked main garden.
<b>Utility Room</b>	L-shaped oak work surface. Inset stainless steel sink with mixer tap. Shaker style high and low level cupboards and drawers, high level plate rack, recess and plumbing for washing machine, recess and vent for dryer. Water softener. Travertine tiled floor with underfloor heating. Natural light well. Down lighters. Part glazed composite door to outside.

## **FIRST FLOOR**

<b>Landing</b>	Loft hatch. Ceiling light point. Doors to:
<b>Principal Bedroom</b>	(Generous double bedroom) Picture window to front aspect. Pendant light point. Panelled door to:
<b>En Suite Bathroom</b>	(Well appointed) White suite comprising pedestal wash hand basin with mixer tap. Limestone splashback. Contemporary roll top bath. Limestone tiled surround. Central tap with shower head. Recessed oak shelving to one end. WC. Large glass/limestone enclosed shower enclosure with mixer shower. Obscure glazed window to front aspect. Towel radiator.
<b>Bedroom Two</b>	(Generous double bedroom) Picture window to front aspect. Pendant light point.
<b>Bedroom Three</b>	(Double bedroom) Picture window to rear aspect. Pendant light point.
<b>Bedroom Four</b>	(Double bedroom) Picture window to rear aspect. Pendant light point. Wide built-in wardrobe.
<b>Family Shower Room</b>	White suite comprising pedestal wash hand basin with mixer tap. Limestone tiled splashback. WC. Large glazed/limestone tiled enclosure with mixer shower. Ceramic tiled flooring. Chrome towel radiator. Obscure glazed window. Down lighters. Extractor fan.

## **ANNEXE**

<b>Living Room with kitchenette</b>	(Has the benefit of zoned underfloor heating) Living room with kitchenette accessed via glazed double doors from rear terrace and garden. Velux sky light. Picture window to side aspect. Pendant light point. Kitchenette: Oak effect work surface with metro tiled splashback. Stainless steel sink with mixer tap and drainer. High and low level cupboards and drawers. Integrated under counter fridge. LED down lighters. Travertine tiled floor.
-------------------------------------	---

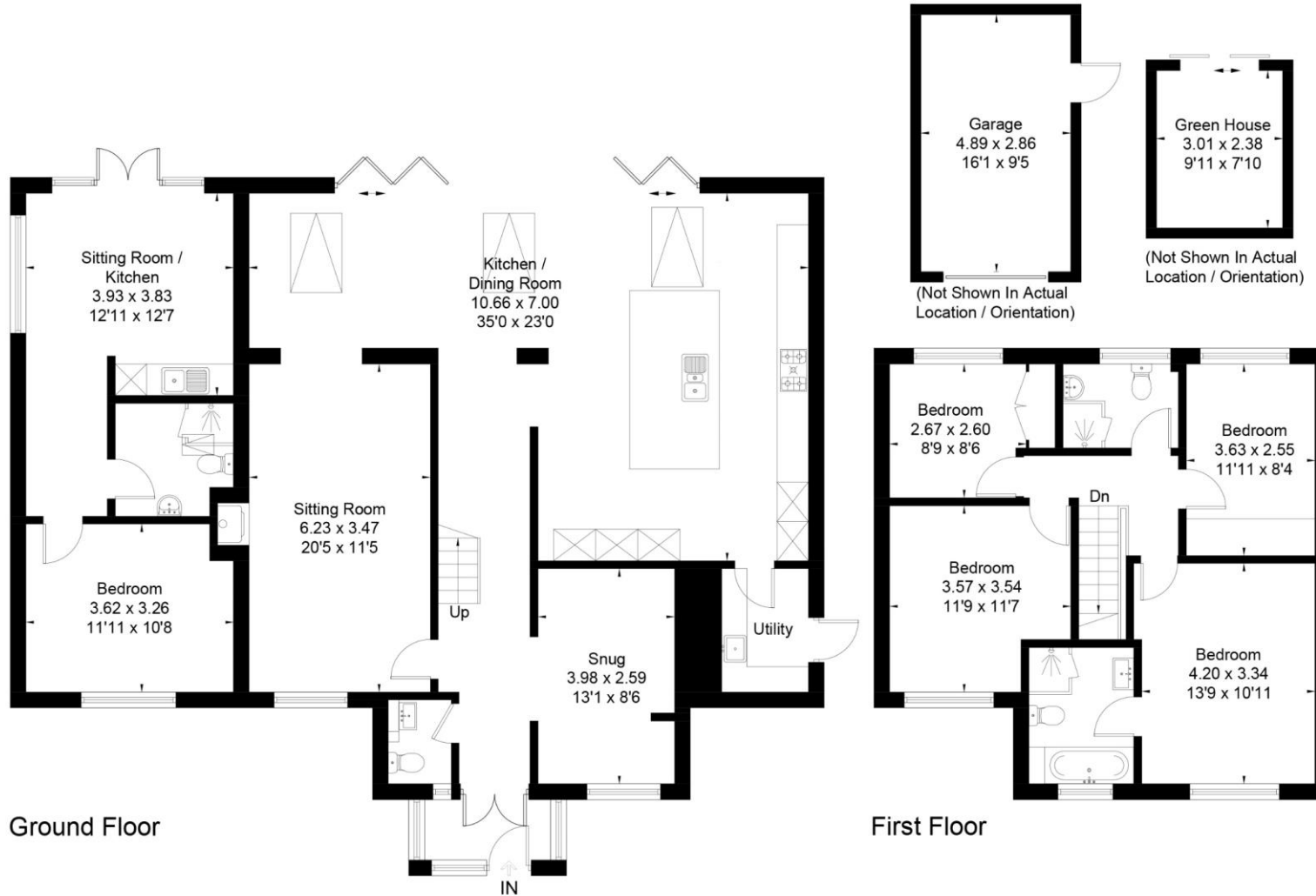
<b>Inner Hall</b>	Loft hatch. Down lighter. Doors to bedroom and large shower room.
<b>Bedroom</b>	(Spacious double bedroom) Picture window to front aspect. Pendant light point. Deep recess ideal for built-in or free-standing storage.
<b>Shower Room</b>	White suite comprising pedestal wash hand basin with mixer tap, tiled splashback. WC. Large frameless glass/tiled enclosure with mixer shower. Ceramic tiled flooring. High Velux light. LED down lighters. Extractor fan.
<b><u>OUTSIDE</u></b>	
<b>Front</b>	Accessed at the end of White Oak Way. Stone edged tarmac drive providing parking. Fencing to the boundary. Access to single garage (brick under tile, electric roller door, light and power connected). Sandstone paved path and terraced areas around the front of the house with topiary, shrubs and bushes. Paths to either side of property converge onto:
<b>Rear Garden</b>	A particular feature of the property comprising a generous decked area ideal for entertaining, stepping down onto a shaped lawn with beautiful well stocked flower, shrub and topiary specimen tree borders. Sandstone terraced areas. Gravelled areas ideal for late sun and seating. Wildlife pond. Fencing to all boundaries.
<b>Side Garden</b>	Well enclosed with a variety of ferns and shrubs. Sleeper retaining walls. Large greenhouse with surrounding vegetable beds.
<b>Services</b>	Mains water and electricity and drainage.
<b>Directions</b>	SP11 7QN
<b>Council Tax Band</b>	F for house and A for Annexe

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**  
**Tel. 01264 810702**  
**[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)**  
**Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 215.9 sq m / 2324 sq ft  
 Garage / Green House = 21.2 sq m / 228 sq ft  
 Total = 237.1 sq m / 2552 sq ft



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 #64906

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(91-100)	A		
(81-90)	B		
(69-80)	C	76	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland &amp; Wales EU Directive 2002/91/EC</small>			