



EVANS & PARTRIDGE

WHITMOOR, CHALKPIT LANE
MONXTON, ANDOVER, HAMPSHIRE











WHITMOOR, CHALKPIT LANE, MONXTON, ANDOVER, HAMPSHIRE, SP11 8AR

**A DETACHED BUNGALOW OFFERING SCOPE AND POTENTIAL FOR MODERNISATION, RE-CONFIGURATION AND EXTENSION
SUBJECT TO CONSENT STANDING IN A MATURE GARDEN OF APPROACHING HALF AN ACRE WITH A WESTERLY REAR ASPECT**

**LIVING ROOM - CONSERVATORY - KITCHEN / DINING
THREE BEDROOMS
LARGE MATURE PLOT
POTENTIAL TO EXTEND
MATURE GARDENS**

OFFERS INVITED AROUND: £595,000 Freehold

DESCRIPTION

A detached bungalow, brick elevations beneath a tiled roof. The property is set back from the road and has plenty of off-road parking, a car port and detached single garage. The entire plot amounts to approximately 0.44 acres with the benefit of a due westerly rear aspect. A well stocked landscaped garden extends to the front and rear of the property. To the back of the garden there is an ornamental pond, rockery and summerhouse; beyond this is a generous area of upper garden with large former vegetable beds, fruit trees, greenhouse and shed. The bungalow has a central reception hall, large living room with adjoining conservatory. There is a good size open plan kitchen/diner with rear lobby leading out to the main patio. The bedrooms are positioned off a separate side passage, two good size doubles and a small single/study serviced by a shower/wet room and separate WC. The accommodation is in need of modernisation and offers great scope for improvement, re-configuration and enlargement, subject to any required consent, to take full advantage of this excellent plot and the attractive village setting.

LOCATION

The property is set back off a narrow lane in the village of Monxton, a Conservation Area, which has a village hall (currently being redeveloped) and a church. The neighbouring village of Ampert has a well-regarded pub and primary school and is within easy walking distance. The nearby town of Andover offers a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast access to Waterloo. There is also a railway station in the neighbouring village of Grateley, just a few minutes' drive away. The A303 is close at hand allowing convenient access to the West Country and London, and the cathedral cities of Salisbury and Winchester are both within approximately a twenty five minute drive.

ACCOMMODATION

Reception Hall

Part small pane glazed door to outside with high level obscure glazing to either side. Pendant light point. Small pane glazed door into kitchen/dining room. Wide open doorway to inner passage leading to bedrooms, shower room and WC. Further opening into:

Inner Hall

Alcove with obscure glazed porthole window to front aspect. Shelving to either side. Double doors conceal deep cupboard housing insulated copper cylinder with surrounding slatted shelving. Pendant ceiling light point. Small pane obscure glazed door into:

Living Room

(A long triple aspect reception room part divided by arch) Open brick fireplace with brick edged quarry tiled hearth. Recesses to either side of chimney breast with display shelving. Bay window to front aspect overlooking part of the mature gardens with deep quarry tiled display sill. Two further windows to side aspect. Two pendant light points. Coving. Wall light points. Aluminium framed sliding glazed door with similar glazed panel to side opening into conservatory and enjoying views beyond over the main rear garden.

Conservatory	Constructed of brick plinths supporting UPVC double glazed elevations beneath a hipped thermo plastic roof. Central light/fan. Glazed double doors onto patio. Wall lights. Attractive views over the mature gardens and grounds.
Kitchen / Dining Room	Stainless steel drainer and mixer tap. Roll top work surfaces with ceramic tiled splashbacks, high and low level cupboards and drawers, double oven and grill, four ring calor gas hob, extractor over. Recess and plumbing for dishwasher. Recess and plumbing for washing machine. Picture window overlooking the rear garden. Strip light. Dining area: Space for dining table with pendant light point above, room for large dresser. Arched alcove with glass display shelving, light above, cupboard beneath. Wall lights. Door to deep larder/pantry with shelving, ceiling light point and fuse box. Aluminium/obscure glazed door into:
Rear Lobby / Boiler Room	Grant fired boiler. Picture window to rear aspect. Part tiled walls. Aluminium/obscure glazed door to outside.
Inner Passage	Window to side aspect. Pendant light points. Large loft hatch and ladder to spacious boarded loft with light and Velux window to rear aspect. Coat hooks. Doors to:
Bedroom One	(Double bedroom) Bay window to front aspect with deep ceramic tiled sill. Further window to side aspect. Built-in bedroom furniture. Bedside tables, high cupboards, wardrobes and dressing table. Wall lights. Pendant light point.
Bedroom Two	(Double bedroom) Picture window overlooking the rear garden. Built-in dressing table with mirror above. Wardrobes. High level cupboards. Further recessed wardrobe. Pendant light point. Wall lights.
Bedroom Three	(Small single bedroom/study) Window to side aspect. Pendant light point.
Shower Room	(Recently converted into wet room) Waterproof floor with floor drain. Mira wall mounted electric shower. Pedestal wash hand basin with glass shelf, mirror and strip light/shaver socket above. Low level WC. Chrome towel radiator. Floor to ceiling tiled walls. Mirror fronted medical cabinet. Ceiling light points.
WC	Wash hand basin, WC, part tiled walls, ceiling light point.
OUTSIDE	Splayed entrance. Wrought iron gates on brick piers opening onto an extensive tarmac driveway providing plenty of parking leading down to a large car port and single garage.
Car Port	Pitched slate roof on exposed posts. Strip light above.
Single Garage	Brick elevations beneath a slate roof. Up and over door to front. Light and power connected.
<u>Lean-to-Greenhouse / Potting Shed</u>	
Front Garden	Laid to lawn. Patio areas. Well stocked herbaceous borders with shrubs, flowers, roses and a mixture of specimen trees. Access to either side of bungalow converges on:

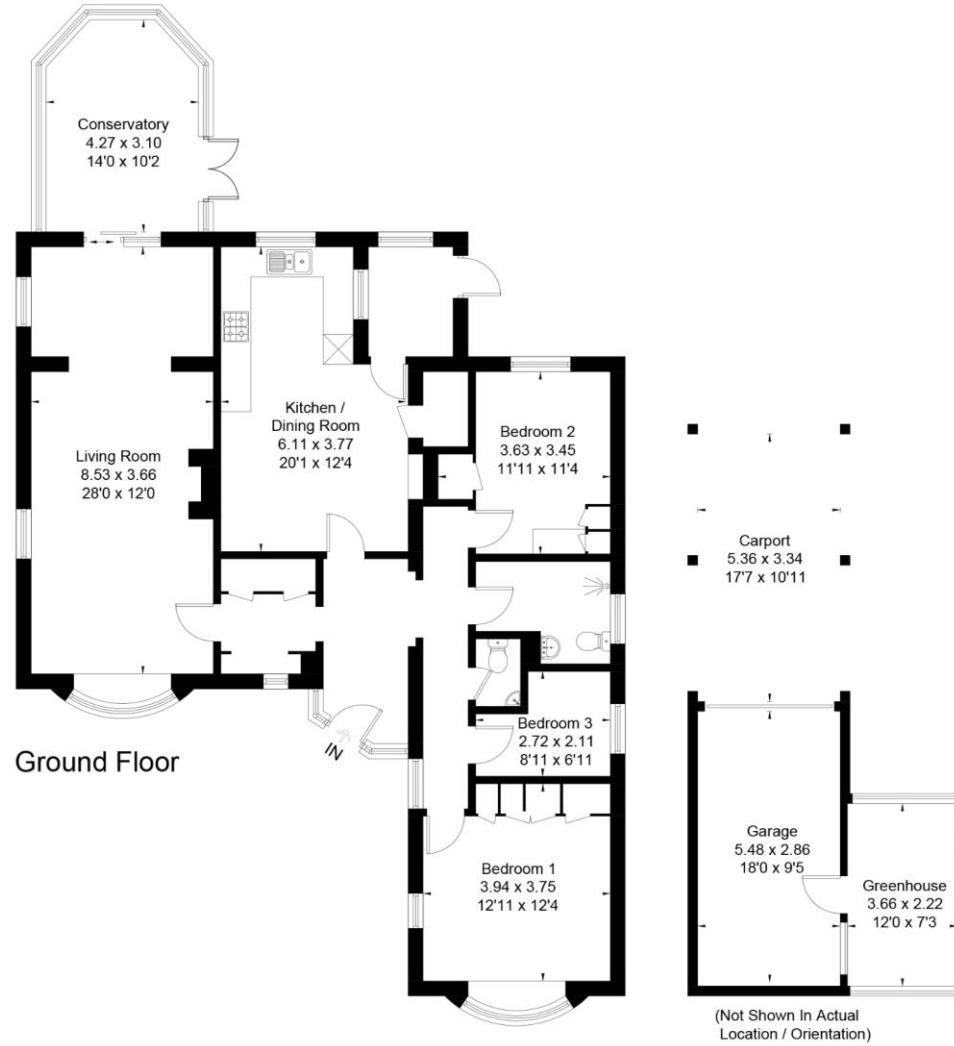
Rear Garden	Large paved terrace, partly beneath a pergola, ideal for barbeques. Wide opening onto a large level lawn. Dry stone wall retained shrub borders with heathers, perennials and conifers. Further well stock borders, trellis, roses and specimen trees. Glazed summerhouse with decking to front, ornamental pond with surrounding rockery. High borders and trellis screen.
Upper Garden	A further large area of garden accessed through a central pergola comprising lawn and raised vegetable beds. Aluminium frame greenhouse. Garden shed. Fruit trees. All of the property's boundaries are well enclosed by a mixture of fencing and mature hedging plants.
Services	Mains water, electricity and private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP11 8AR
Council Tax Band	E

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Approximate Floor Area = 130.2 sq m / 1401 sq ft
 Garage / Green House = 24.4 sq m / 263 sq ft (Excluding Carport)
 Total = 154.6 sq m / 1664 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 #64667

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
95-111	B		
80-95	C		76
65-80	D	59	
50-65	E		
35-50	F		
20-35	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	