



**MANDREY HOUSE, EAST CHOLDERTON
ANDOVER, HAMPSHIRE**

EVANS & PARTRIDGE











MANDREY HOUSE, EAST CHOLDERTON, ANDOVER, HAMPSHIRE, SP11 8LR

A LARGE DETACHED FAMILY HOUSE AND DOUBLE GARAGE STANDING IN ABOUT HALF AN ACRE OF GARDEN SET WELL BACK FROM THE ROAD IN AN ATTRACTIVE RURAL VILLAGE SETTING

ENTRANCE PORCH, RECEPTION HALL, LIVING / DINING ROOM, GARDEN ROOM
INNER HALL, STUDY, CLOAKROOM
KITCHEN / BREAKFAST ROOM, FREEZER ROOM / POTENTIAL UTILITY ROOM
FOUR DOUBLE BEDROOMS, FAMILY BATHROOM
SUBSTANTIAL DOUBLE GARAGE AND WORKSHOP, CAR PORT, PARKING
PRIVATE LANDSCAPED WESTERLY FACING GARDENS AMOUNT TO ABOUT 0.53 ACRES

OFFERS INVITED AROUND: £950,000 Freehold

DESCRIPTION

A spacious individual detached family house that was built by the renowned Kings Builders in the 1970s. The property and generous garden have been enjoyed since and this is the first time it has come to the market. The spacious light and airy accommodation offers scope for modernisation and tailored to suit the new owners. There are spacious living and four large double bedrooms as well as a substantial loft that could potentially be converted subject to consent. There is a long driveway, plenty of parking and an excellent double garage with adjoining workshop and store. The property is set well back from the lane with a large front garden, which used to have a tennis court, is screened to the front boundary by an old wall. The wide rear garden has the benefit of a westerly aspect, lawns, seating areas and fruit trees.

LOCATION

The property is situated along a quiet lane within the picturesque hamlet of East Cholderton, located between the villages of Thruxton and Amport (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 Gaterley (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

ACCOMMODATION

Entrance Porch

Exposed brick pillar. Quarry tiled floor. Part obscure glazed panelled door with windows to either side into:

Large Reception Hall

Turning staircase with two half landings rising to first floor. Understairs cupboard. Obscure glazed porthole window to front aspect. Coving. Wall lights. Double doors into cloaks cupboard. Open arch into inner hall. Doors to substantial living/dining room and cloakroom.

Cloakroom	White suite comprising wash hand basin with mixer tap and tiled splash back. Low level WC. Limed oak effect flooring. Obscure glazed porthole window to front aspect. Ceiling light point.
Living / Dining Room	(Substantial open plan) LIVING AREA: Windows to front and rear aspect with views over the large mature plot and gardens. Further window to side aspect. Coving. Two ceiling light points. Fireplace with retro log burning stove on stone hearth, stone surround, mantle and log recess. DINING AREA: Ceiling and wall light points. Door into inner hall. Glazed door into:
Garden Room	Windows to both side aspects. Sliding glazed door opening onto rear garden. Ceiling light point.
Inner Hall	Wall light point. Doors to kitchen/breakfast room and study.
Study	Window with views over the rear garden. Built-in desk and storage. Pendant light point.
Kitchen / Breakfast Room	Window with views over the large mature front garden and beyond towards farmland and countryside. Roll top work surfaces. Stainless steel sink unit with mixer tap and two drainers. Range of high and low level cupboards and drawers. Free-standing Electrolux cooker with tiled splash back. Recess and plumbing for washing machine and space for further appliances. Strip lighting. Grant oil fired boiler (recently serviced and less than two years old. Part obscure glazed door into:
Freezer Room / Potential Utility	Ceramic tiled floor. Plumbing. Part obscure glazed door to outside. Coat hooks. Water softener. Space for appliances. Shelving. Recently replaced fuse box/consumer unit.

FIRST FLOOR

Spacious Landing	Balustrade overlooking stairwell and half landing. Substantial window to front aspect with views over the garden and countryside. Ceiling light point. Hatch into substantial loft space (offering great scope and potential). Cupboard housing lagged copper cylinder with fitted immersion and slatted shelving. Eaves storage. Doors to:
Principal Bedroom	(Large dual aspect double bedroom) Window overlooking rear garden. Further window to side aspect. Vanity unit with basin, tiled splashback, mirror, light and shaver socket above, cupboard and drawer beneath. Built-in wardrobe cupboards. Pendant and wall light points.
Bedroom Two	(Large double bedroom) Window overlooking rear garden. Vanity unit with basin, tiled surround, mirror, light and shaver socket above. Built-in wardrobe cupboards. Pendant light point.
Bedroom Three	Window to front aspect with country views. Vanity unit with basin, tiled surround, mirror, light and shaver socket above, cupboard beneath. Built-in wardrobe cupboard. Further storage with cupboard and drawers. Ceiling light point.
Bedroom Four	(Large double bedroom) Window to front aspect with central ceiling light point.
Family Bathroom	Suite comprising panelled cast iron bath with mixer tap/shower attachment, tiled surround. Pedestal wash hand basin with tiled splash back and mirror above. Low level WC. Obscure glazed window to rear aspect. Limed oak effect flooring. Shelved cupboard.

OUTSIDE

Frontage

Splayed access off village road. Long tarmacadam drive flanked by mature hedging, fencing and brick/flint walling. Parking area to front and side of the house and access to the garaging.

Double Garage and Workshop

Substantial construction of brick elevations beneath a cropped hip tiled roof. Electric remotely operated door to front. Light and power. Personnel door and two windows to side aspect. Fuse box. Opening into workshop. GARDEN STORE: within the garage but accessed externally. WORKSHOP: Bench. Shelving. Drawers. Window and personnel door to rear aspect.

Front Garden

Substantial split level lawn with bank to side, enclosed on the front boundary by high tiled capped old wall. Hedging screening side boundaries. Spring bulbs and well stocked herbaceous borders. Ornamental pond. Gated access between house and garage into:

Rear Garden

Generous size with a westerly aspect and enjoying a good degree of privacy. Car port and tarmacadam hard standing to rear of garage. Paved patio area outside the garden room with steps rising onto the main lawn. Orchard area and well stocked herbaceous borders. Aluminium frame greenhouse. Recently replaced oil tank. The boundaries are all well enclosed by fencing, trees and hedging.

Services

Mains water, electricity and drainage. Oil fired boiler for central heating and hot water. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.

Directions

SP11 8LR

Council Tax Band

G

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

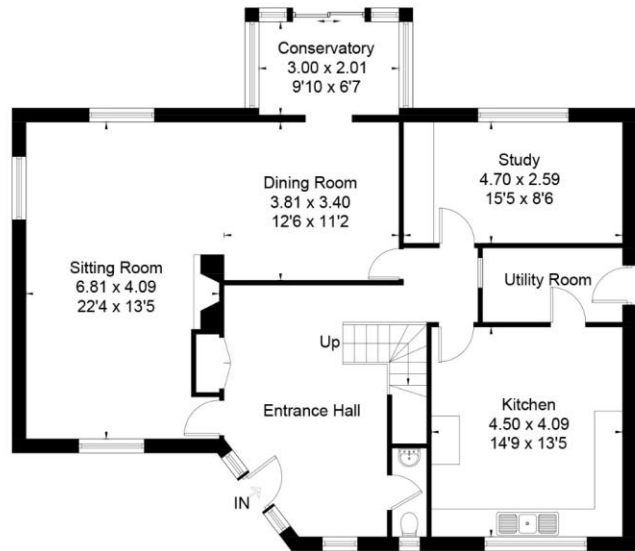
Tel. 01264 810702

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**

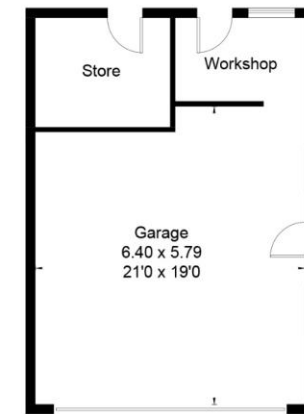
Approximate Floor Area = 249.4 sq m / 2684 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Drawn for illustration and identification purposes only by @fourwalls-group.com #66898

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	91-100		89
B	81-90		
C	69-80		
D	55-68	63	
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	