

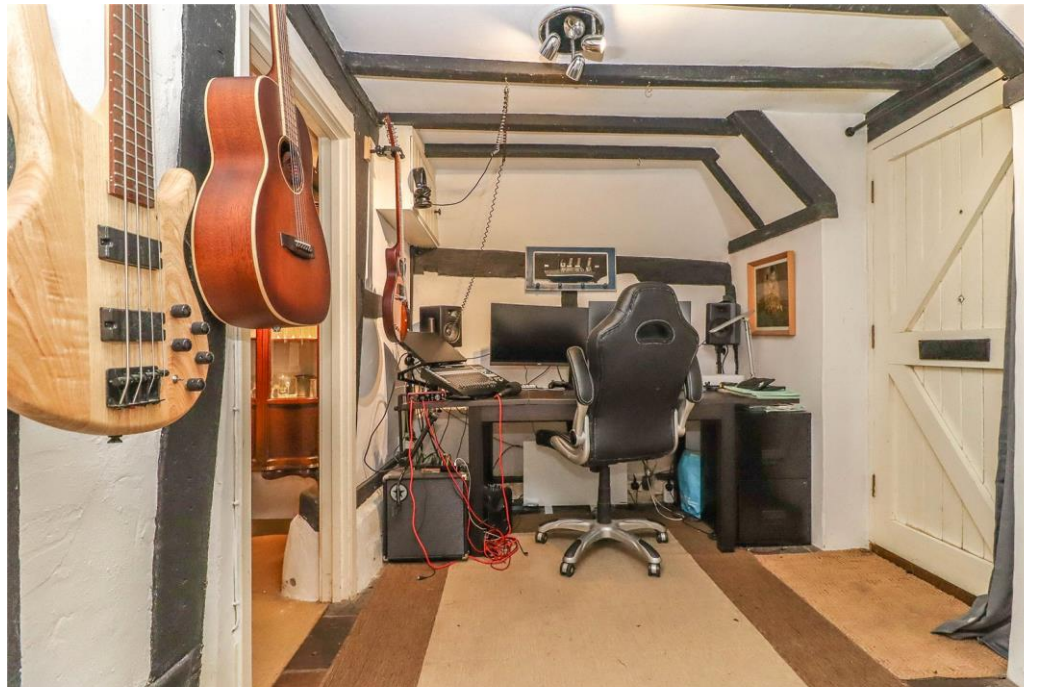


**PHLOX COTTAGE, PARK LANE
QUARLEY, ANDOVER**

EVANS & PARTRIDGE











PHLOX COTTAGE, PARK LANE, QUARLEY, ANDOVER, HAMPSHIRE, SP11 8QB

A BEAUTIFUL DETACHED GRADE II LISTED COTTAGE WITH CHARMING ACCOMMODATION AND AN ATTRACTIVE PRIVATE COTTAGE GARDEN, SITUATED TOWARDS THE END OF A 'NO THROUGH' LANE WITH EASY ACCESS TO THE COUNTRYSIDE FOR WALKING AND CYCLING

**SUPER FAST FIBRE BROADBAND FTTP
CHARMING DETACHED PERIOD COTTAGE
TREMENDOUS CHARACTER
ATTRACTIVE GARDENS
PARKING - GARAGE - HOBBIES CABIN
QUIET NO-THROUGH LANE REDUCING TO FOOTPATH
EV CHARGING POINT INSTALLED**

OFFERS INVITED AROUND: £585,000 Freehold

DESCRIPTION

A charming detached Grade II listed period cottage, constructed of timber frame and colour washed elevations mainly beneath a thatched roof. The charming accommodation comprises a thatched entrance porch, reception hall (currently used as a study and music room), cloakroom, sitting room and dining room (both dual aspect rooms with open fireplaces and wood burning stoves). There is also an inner lobby, a recently refitted kitchen and ground floor principal bedroom suite comprising a dual aspect double bedroom with French doors opening onto the garden, and en suite shower room. To the first floor there are two bedrooms (one very large) and a family bathroom. The main garden, which is well stocked and beautifully landscaped, lies to the rear and one end of the cottage and features an ornamental pond. Off road parking is available on the driveway in front of the garage, which has a separate utility room to the rear, and an Italian style garden to the side with potted plants and fruit trees. In addition, there is also a detached solar powered hobby cabin/workshop.

LOCATION

The property is situated in the quiet rural village of Quarley which has a hall, church and bus service. There is an excellent village community and a regular pop-up pub and cafe in the hall is proving to be a great success. The nearby village of Grateley (one mile distant) has a reputable primary school, public house, church, village hall and main line railway station providing fast services to London Waterloo (1 hour 20 minutes). The picturesque town of Stockbridge, traversed by the River Test, is 10 minutes' drive away and has local shops, a Post Office, doctor's surgery, schools and an abundance of pubs and restaurants. Andover, approximately six miles away, offers a comprehensive range of shopping, educational and leisure facilities, and also has a mainline station. The cathedral cities of Winchester and Salisbury and the town of Basingstoke are all within 30 minutes' drive and the A303 is close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

- | | |
|-------------------------------|---|
| Porch | (Thatched) Exposed timber supports and raised brick paving. Overhead light. Wood panelled door leading into: |
| Reception Hall / Study | Exposed ceiling timbers and framework. Slate flooring. Space for desk. Window with shutter to side aspect. Central ceiling light point with three directional spot lights. High level case concealing meter/fuse box. Ledged pine latch doors into dining room and: |

Cloakroom	White suite comprising pedestal wash hand basin and low level WC with concealed cistern, both with deep display sill above. Exposed timbers and framework. Beautiful small pane cottage windows to rear aspect with shutters. Slate flooring. Ceiling light point with three spot lights.
Dining Room	(Good size dual aspect room) Attractive inglenook fireplace housing rolled steel multi fuel stove on raised brick hearth, heavy exposed beam above. Deep recess to either side of chimney breast, one with door leading to sitting room, the other with a turning staircase rising to first floor with split half landing. Low door to understairs storage cupboard. Two cottage windows to rear aspect, similar window to front aspect. LED spot lights. Exposed ceiling beams, timbers and framework.
Sitting Room	ROOM (Good size dual aspect room) Beautiful inglenook fireplace with multi fuel stove standing on raised brick hearth, exposed beam over. Recess to either side of chimney breast, one with alcove with built-in display shelving, the other with passage and doorway returning to dining room. Window to front and rear aspect. Exposed ceiling beams, timbers and framework to all elevations. Ceiling and wall mounted LED spot lights. White washed pine latch door into:
Inner Lobby	(Part divided by open doorway) Terracotta tiled floor. Door into deep cupboard housing pressurised hot water cylinder with slatted shelving above. Further narrow door into cloaks cupboard. Braced and ledged door leading onto rear patio and garden. Further similar door into master bedroom. Open doorway into kitchen. Further latch door into narrow fully shelved cupboard/dry store. Access to loft space via hatch. LED down lighters. Exposed framework and ceiling timbers.
Kitchen	(Recently replaced) Oak block work surfaces with similar upstand. Range of high and low level cupboards and drawers with glazed display cabinet. Double fronted larder/pantry cupboard. Under-counter Samsung oven and grill with four ring induction hob above, Laura Ashley patterned glass splash back and extractor over. Integrated under-counter fridge and dishwasher. LED down lighters. Windows to front and side aspect. Terracotta tiled floor. Wine rack. Grant oil fired boiler.
Principal Bedroom	(Dual aspect double bedroom) High level picture window to rear aspect. Small pane glazed French doors opening out onto and enjoying views over the main garden. Oak flooring. Built-in double wardrobe cupboard with storage above. Exposed ceiling joists. Central pendant ceiling light point. Latch door into:
En Suite	White suite comprising corner pedestal wash hand basin with tiled splash back, mirror fronted cabinet above. Low level WC. Corner glass/tiled shower enclosure. Oak flooring. Down lighters. Extractor fan. Heated towel rail.

FIRST FLOOR

Landing	Exposed timbers and framework. Window overlooking rear garden. Staircase splits rising to two further landings, both with exposed balustrades and pendant ceiling light point, one with built-in book shelving. Doors to bedrooms two, three and family bathroom.
Bedroom 2	(Good size dual aspect double bedroom) Window to rear aspect overlooking ornamental pond. Picture window to front aspect. Exposed framework purlin. Latch door into deep cupboard with hanging rail, storage above. Pendant ceiling light point.
Bedroom 3	Window to front aspect. Exposed framework and purlin. Latch door to built-in storage cupboard. Pendant ceiling light point.

Bathroom	White suite comprising timber clad deep bath with corner mixer tap, glass shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap, ceramic tiled splash back and arched mirror over. Low level WC. Window to rear aspect. Built-in slate topped unit with drawer and double cupboard beneath. Contemporary central ceiling light point. Vinyl flooring. Exposed framework. Heated towel rail.
<u>OUTSIDE</u>	
Front	From the village lane a decorative wrought iron gate leads to the front entrance porch. To the other end of the cottage there is open access off village lane onto Cotswold gravel driveway providing parking for two to three vehicles and access to the single garage, a large raised bed makes the most of the sunniest spot for herbs.
Garage and Utility	Constructed of brick elevations beneath a pitched roof. Electric vehicle charging point. Divided into two areas. Garage: Part obscure glazed double doors to front. Concrete base. Light and power connected. Storage to rear with shelving. Access to boarded loft space via lockable hatch. Personnel door to side leading into rear garden. Utility/Freezer Room: Accessed via an external braced and ledged door from the garden. Stainless steel sink unit set in roll top work surface, cupboard beneath. Recess and plumbing for washing machine. Space for dryer/freezer. Fluorescent strip lighting. Slate flooring. Window to side aspect.
Hobby Cabin	(Recently installed) Fully insulated. Solar powered with space heater. Windows on two aspects. Storage units and workbench installed.
Side Garden	At the far side of the garage there is an Italian style garden accessed through an arch, laid to gravel with potted plants and fruit trees. Log store.
Main Garden	Extends to the rear and one side of the cottage and comprises a paved/gravelled patio area extending behind the cottage and overlooking the ornamental pond fed by a waterfall with pebble/shrub border to other side. Borders containing shrubs and roses. The beautifully planted and well stocked cottage garden has a large lawned area, and is well screened on all sides by tall fences, hedging plants and trees. Large border with large variety of flowering shrubs, plants and specimen trees. Compost area.
Services	Mains water and electricity. Private drainage. Fibre broadband (very fast) to the property FTTP, Recently installed oil fired boiler for central heating and domestic hot water. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP11 8QB Park Lane is a 'no through' road. Proceed along the lane and the cottage will be found after a short distance on the left-hand side.
Council Tax Band	E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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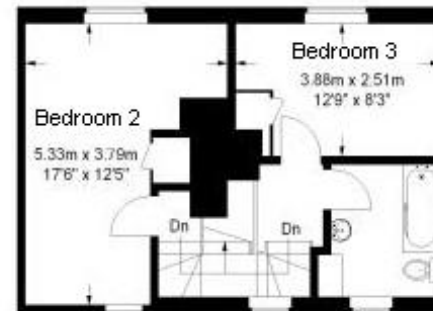
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Phlox Cottage, Quarley

Approximate Gross Internal Area = 123 sq m / 1324 sq ft
Outbuilding = 22.2 sq m / 239 sq ft
Total = 145.2 sq m / 1563 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.