



**11 BEECH GROVE**

**WHERWELL, ANDOVER, HAMPSHIRE**

**EVANS & PARTRIDGE**











# 11 BEECH GROVE, WHERWELL, ANDOVER, HAMPSHIRE, SP11 7JE

**A LARGE EXTENDED SEMI-DETACHED FAMILY HOUSE WITH FOUR DOUBLE BEDROOMS AND A GOOD SIZE INTERESTING TIERED REAR GARDEN BACKING ON TO FARMLAND IN AN ELEVATED QUIET POSITION WITHIN THIS HIGHLY SOUGHT-AFTER TEST VALLEY VILLAGE WITH IMMEDIATE ACCESS TO EXTENSIVE COUNTRY WALKS**

**PORCH, RECEPTION HALL, CLOAKROOM, LIVING ROOM, STUDY / PLAYROOM, REAR HALL / BOOT ROOM  
KITCHEN / BREAKFAST ROOM WITH ADJOINING DINING AREA, UTILITY ROOM  
PRINCIPAL BEDROOM SUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM  
MULTI LEVEL GARDEN OFFERING A CHOICE OF SITTING AND PLAY AREAS**

**OFFERS INVITED AROUND: £650,000 Freehold**

## **DESCRIPTION**

An extended semi-detached family house situated in a no-through lane. The spacious accommodation includes a reception hall and cloakroom, large living room with feature fireplace and built-in cabinet to either side of the chimney, a separate study/playroom in the middle of the ground floor with a rear hall/boot room linking out to the rear garden. There is also a large hand-built kitchen/breakfast room with adjoining dining/entertaining area and a utility. On the first floor, a spacious principal bedroom with en suite, three further double bedrooms and the family bathroom. The main garden lies to the rear of the property and backs on to farmland.

## **LOCATION**

The property is situated in Wherwell, a Conservation village renowned for its many period properties, which has a public house and primary school. There are charming country walks nearby including one along an unspoilt lane to the fine old church, and another across a long footbridge to The Common and neighbouring village of Chilbolton. The nearby town of Andover offers a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to Waterloo. The A303 is close at hand allowing convenient access to London and the West Country, and the cathedral cities of Winchester and Salisbury are approximately 15 minutes and 25 minutes distant respectively.

## **ACCOMMODATION**

<b>Porch</b>	Tiled on exposed oak posts. Vaulted ceiling. Part glazed UPVC door into:
<b>Reception Hall</b>	Low level decorative panelling. Turning staircase rising to the first floor. Coat hooks and bench beneath with storage under. Radiator in decorative case. Coir mat at threshold. Oak floorboards. LED down lighters. Panelled doors to living room, open plan kitchen with adjoining dining area, study/playroom and cloakroom.
<b>Cloakroom</b>	Raised circular wash hand basin on marble sill with metro tiled splashback, double cupboard beneath. Raised mixer tap. WC. Oak flooring. Down lighters. Extractor fan.

<b>Living Room</b>	(A substantial dual aspect reception room) Central open brick fireplace with raised brick hearth and beams/display sill above. Hand-built dresser style units to either side, one with space for large television. Low level cupboards, book/display shelving above. Window to front aspect with far-reaching views through the trees across the valley. Three pendant light points. Two radiators concealed in decorative cases. High profile ceiling to one end of room. Two Velux sky lights. Exposed brick panels. Folding glazed doors to rear terrace and gardens.
<b>Study / Playroom</b>	Down lighters. Oak effect flooring. Stable style door into:
<b>Rear Hall / Boot Room</b>	Quarry tiled flooring. Cupboard with shelves above. Window and glazed door to rear gardens. LED down lighters.
<b>Kitchen / Breakfast Room</b>	(With adjoining dining area) Hand-built kitchen. Belfast style twin bowl ceramic sink unit with central mixer tap. Raised ceramic drainer to one side. Solid oak block work surfaces including wide peninsular with breakfast bar to one side. A range of framed cream washed high and low level cupboards and drawers. High level open fronted shelving with T & G panelling behind. A Rangemaster Classic Deluxe cooker, two large ovens, separate grill and warming area. Five ring gas hob and griddle to one side built into alcove with tiled splashback and rustic oak beam above. Integrated dishwasher, integrated fridge and freezer. Limestone flooring. LED down lighters. Picture window overlooking the front garden with views between the trees over the valley. Opening to side of peninsular beneath exposed beam, step down into: DINING AREA: Space for large family/entertaining table. Exposed feature brick wall with decorative recesses and incorporating reclaimed timbers. Oak floorboards. Radiator within decorative case with shelving above. Glazed double doors to rear terrace and garden. Panelled door into:
<b>Utility Room</b>	Roll top work surface with inset stainless steel sink with mixer tap and drainer. Cupboard and shelves. Recess and plumbing for washing machine with space above to stack dryer. Space for further fridge freezer. Limestone tiled flooring. Pendant light point.
<b>Half Landing</b>	Double doors conceal deep cupboard housing lagged copper cylinder with fitted immersion. Meter and fuse box. Window to side aspect. Staircase rises.
<b><u>FIRST FLOOR</u></b>	
<b>Landing</b>	Balustrade overlooking stairwell. Window to front aspect with far-reaching views. Loft hatch. LED down lighters. Wall light point. Panelled doors to:
<b>Principal Bedroom Suite</b>	(Spacious double bedroom) Dormer window to the rear aspect overlooking the rear garden to farmland beyond. Part vaulted ceiling with wall light. Pendant light point. Built-in wardrobes with cupboards above. Long built-in unit incorporating dressing table with cupboards and drawers to either side. Panelled door into en suite. Raised circular wash hand basin on marble sill with limestone splashback, raised mixer tap, double cupboard beneath. WC. Open arch and step up into large walk-in wet area, overhead shower, bottle recess. Chrome towel radiator. Window to front aspect. Limestone tiled flooring and skirting.
<b>Bedroom Two</b>	(Large double bedroom) Three windows extending almost to the full width of the room providing views over the rear garden and farmland beyond. Pendant light point. Built-in wardrobes.
<b>Bedroom Three</b>	(Double bedroom) Dormer window to rear aspect overlooking the main garden with vaulted ceiling above. Pendant light point and exposed ceiling purlin. Dressing table with wardrobes to either side. Alcove with built-in chest of drawers.



<b>Bedroom Four</b>	(Single bedroom) Window to front aspect with far-reaching views. Built-in double wardrobe, drawer beneath, cupboard above. Pendant light point. Limed oak effect flooring.
<b>Family Bathroom</b>	White suite comprising P-shaped bath. Fully tiled surround. Curved glass shower screen. Overhead and handheld shower attachments. Corner mixer tap. Deep tiled recess. Chrome towel radiator to one end. Raised circular wash stand on marble sill with tiled splashback. Raised mixer tap. Double cupboard beneath. Painted display sill to one side. WC. Limestone tiled floor. LED down lighters. Obscure glazed window.
<b><u>OUTSIDE</u></b>	
<b>Front</b>	Gravel and sleeper steps with inset lights rise to the entrance porch. Front garden to either side. Part paved, part laid to lawn with shrub and rose borders, all enclosed by rendered brick capped walls. Side gate provides access to:
<b>Rear Garden</b>	Low level terraced area, weather board clad retaining wall with inset recess. This lower terrace is in need of repaving. Steps rising to log store. Turning steps rising to:
<b>Upper Garden</b>	Split into multi levels. Part gravel, part astro turf providing a choice of sitting and play areas. Split level deck, raised wild garden enclosed by balustrade. raised planters, central bay trees. Boundaries are enclosed by fencing and hedging plants.
<b>Services</b>	Mains water, electricity and drainage. Oil fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
<b>Directions</b>	SP11 7JE
<b>Council Tax Band</b>	D

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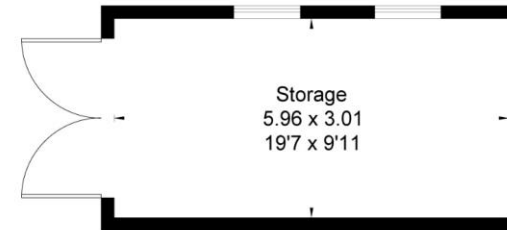
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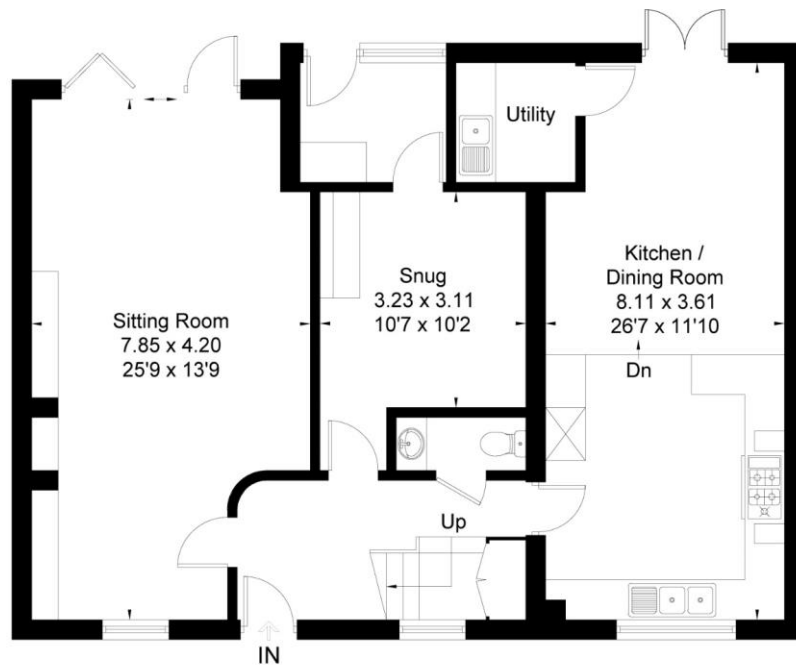
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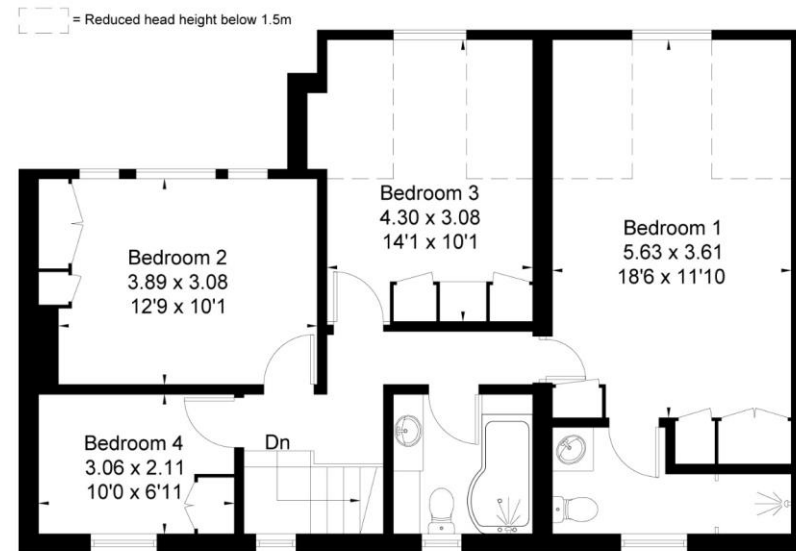
Approximate Floor Area = 169.5 sq m / 1824 sq ft  
 Storage = 17.8 sq m / 191 sq ft  
 Total = 187.3 sq m / 2015 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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 #69085

Energy Efficiency Rating		Current	Potential
100-90	A		
80-90	B		
60-80	C		76
40-60	D	57	
20-40	E		
0-20	F		
0-10	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC