



**3 MANOR FARM COTTAGES**  
GRATELEY, ANDOVER, HAMPSHIRE

**EVANS & PARTRIDGE**





















# 3 MANOR FARM COTTAGES, GRATELEY, ANDOVER, HAMPSHIRE, SP11 8JZ

AN ATTRACTIVE LINKED PERIOD COTTAGE PROVIDING SURPRISINGLY SPACIOUS AND WELL-PRESENTED ACCOMMODATION. COUNTRY VIEWS ARE ENJOYED FROM THE FRONT OF THE HOUSE WHILST THE MAIN ATTRACTIVELY LANDSCAPED GARDEN EXTENDS TO THE REAR, SITUATED ON THE EDGE OF THE VILLAGE WITHIN WALKING DISTANCE OF THE STATION.

PORCH, SITTING ROOM, DINING ROOM  
KITCHEN / BREAKFAST ROOM, SHOWER ROOM, REAR PORCH/LAUNDRY  
THREE BEDROOMS, BATHROOM  
PARKING, LANDSCAPED GARDEN  
TWO SHEDS, ONE CONVERTED INTO A STUDY AND THE OTHER USED AS A WORK ROOM

**OFFERS INVITED AROUND: £575,000 Freehold**

## DESCRIPTION

An attractive period cottage formerly two cottages linked at one end. The property has the benefit of off-road parking to the front and features a beautifully landscaped garden at its rear, with a range of useful small outbuildings. The accommodation comprises a good sized dual aspect sitting room and separate dining room, each with fireplace and log burning stove. There is also a kitchen/breakfast room, rear porch/laundry and ground floor shower room. There are two staircases to the first floor, three bedrooms (two large doubles) and a family bathroom.

## LOCATION

The property is situated on the edge of the village which has a reputable primary school, church, village hall, public house/restaurant, golf driving range and mainline railway station providing fast services to London Waterloo (75 minutes). Andover, approximately 6 miles away, offers a comprehensive range of shopping, educational and leisure facilities, and also has a main line railway station. The Cathedral cities of Winchester and Salisbury, together with Basingstoke are all within 30 minutes' drive, with the A303 and A34 close by allowing convenient access to London, the West Country, the South Coast and the Midlands.

## ACCOMMODATION

### **Enclosed Porch**

Tiled roof with external lantern style light. Panel door to front with windows to either side aspect. Internal coir matting. Wall light. Small pane glazed door into:

### **Dining Room**

Large open brick fireplace housing log burning stove on brick hearth with beam above. Recess to either side of chimney breast, one with access into the sitting room, the other with shelved cupboard. Window with curved reveals and deep sill to front aspect with far reaching views towards farmland. Wall light points. Low door into understairs cupboard. Latch door into kitchen/breakfast room. Small pane glazed door to inner hall.



<b>Sitting Room</b>	(Large dual aspect reception room) Large open brick fireplace housing log burning stove on brick hearth, exposed beam above. High arched display recess (former bread oven). Glazed doors with windows to either side opening onto rear terrace with views over the main garden. Two windows with curved reveals and deep sills to front aspect with country views. Wall light point. Staircase (one) rising to first floor. Understairs cupboard.
<b>Kitchen / Breakfast Room</b>	Ceramic 1½ bowl sink unit with mixer tap, drinking water tap and drainer. Range of high and low level cupboards and drawers and full height pantry cupboard. Roll top work surfaces with ceramic tiled splash backs. Breakfast bar area. Rangemaster Classic Deluxe 90 with two ovens, grill and five ring gas hob with tiled splash back and contemporary extractor hood above. Integrate slim-line dishwasher, under-counter fridge. Tile effect flooring. Two windows to side aspect. Further window to rear aspect overlooking the main garden. Down lighters. Latch door to boiler room.
<b>Inner Hall</b>	Staircase two rising to first floor. Window to front aspect. Coat hooks.
<b>Boiler Room</b>	Grant oil fired boiler on brick plinth, shelving above. Down lighter. Small pane obscure glazed door into rear porch. Fuse box. Latch door into:
<b>Shower Room</b>	White suite comprising wash hand basin with mixer tap, tiled splash back, cupboard beneath. Low level WC with concealed cistern. Glass/tiled shower enclosure. Down lighters. Extractor fan. Obscure glazed window. Tile effect flooring. Chrome towel radiator.
<b>Rear Porch</b>	(Used as a laundry and freezer room) Small pane glazed door to outside. Shelving. Recess and plumbing for washing machine. Space for dryer and freezer. Down lighters.

## FIRST FLOOR

<b>Principal Bedroom</b>	(Double bedroom, accessed directly from staircase one) Two windows with curved reveals and deep sills affording far reaching views towards farmland. Ceiling beam. Comprehensive range of built-in wardrobe cupboards. Low false wall/headboard. Three pendant light points. Latch door to main landing.
<b>Main Landing</b>	(Accessed from staircase two) Two pendant light points. Loft hatch. Latch doors to:
<b>Bedroom Two</b>	(Large double bedroom) Exposed purlins. Built-in wardrobe cupboards. Window overlooking rear garden.
<b>Bedroom Three</b>	Window with curved reveals and deep sill to front aspect with views over farmland. Built-in wardrobe. Ceiling spot lights.
<b>Bathroom</b>	White suite comprising panelled bath with mixer tap, tiled surround and mirror above. Wall hung wash hand basin with tiled splash back. Low level WC. Glass/tiled shower enclosure. Down lighters (one with extractor fan). Exposed ceiling beam. Window to front aspect. Chrome towel radiator.

## OUTSIDE

<b>Front</b>	Access off village lane onto block paved driveway with parking for two to three vehicles end-to-end, brick retaining wall to side and raised well stocked border, fencing and trellis to the boundary. To the front of the property there is a shingle rose border. The adjoining neighbour has access across part of the frontage (block paved) to their garage and parking. Roadside grass verge with mature whitebeam tree. Log store. Gate to side of property leading into:
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<b>Main Rear Garden</b>	Block paved path. Raised shingle and lavender border. Small decked area. Covered outside utility area with Belfast sink, mixer tap, shelving above. Paved path leads round to a patio, ideal for entertaining. Brick retained herbaceous border. Steps up to a lawn area with stepping stone path leading to greenhouse. Further terrace area with well stocked borders to either side. Perennials, roses, shrubs and specimen trees. Screened oil tank. The garden is well enclosed by high close-boarded fencing and hedging plants.
<b>Outbuildings</b>	Shed One: (Converted into a study) Double glazed windows on two elevations. Door to front. Insulated. Light and power connected. Shed Two: (Used as work room) High and low level cupboards and drawers. Windows on two aspects. Insulated. Fluorescent lighting. Power points. Wall mounted Dimplex heater.
<b>Services</b>	Mains electricity, water and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
<b>Directions</b>	SP11 8JZ
<b>Council Tax Band</b>	E

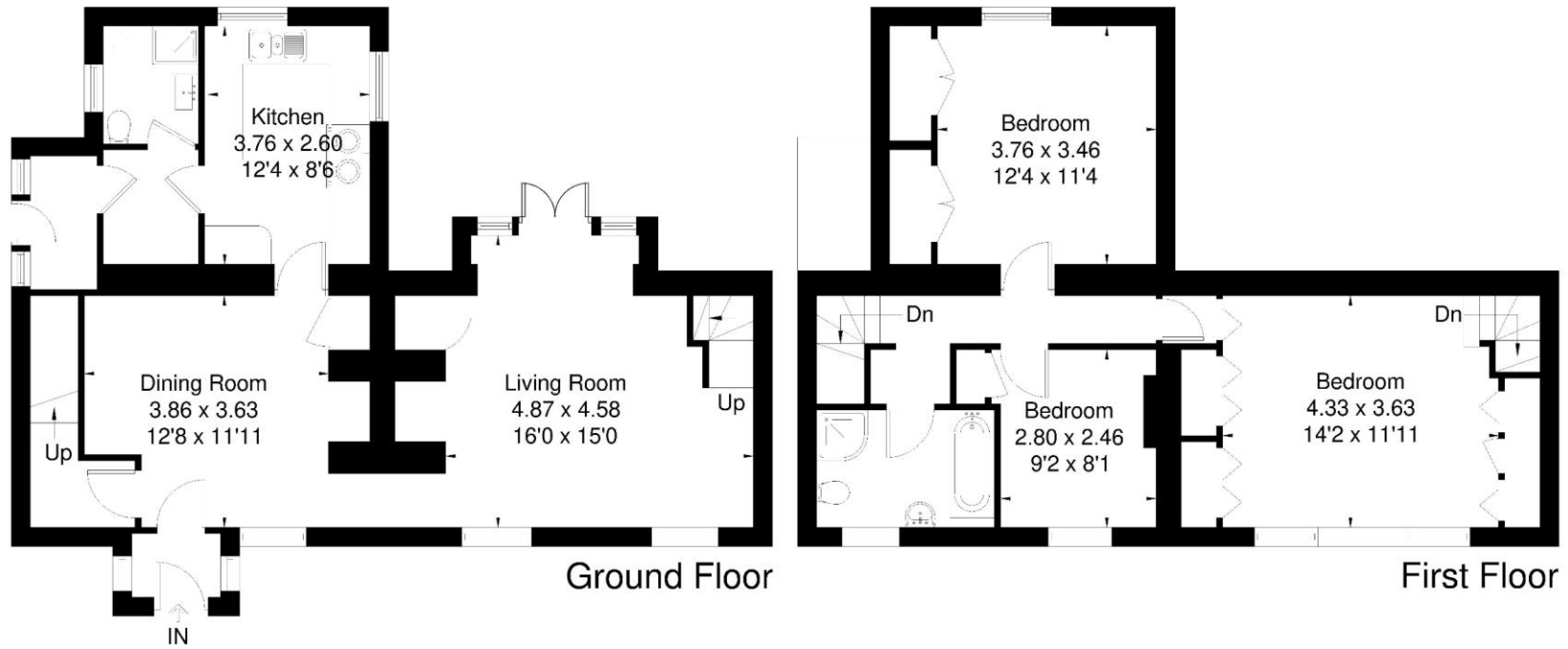
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Approximate Floor Area = 117.0 sq m / 1259 sq ft



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