



EVANS & PARTRIDGE

**MARY ROSE
CHARLTON, HAMPSHIRE**















MARY ROSE, CHARLTON, HAMPSHIRE, SP10 4AH

AN INDIVIDUAL DETACHED FAMILY HOUSE IN A SECLUDED SETTING WITH JUST OVER A FIFTH OF AN ACRE PROVIDING WELL PRESENTED VERSATILE ACCOMMODATION, PLENTY OF PARKING AND A DETACHED GARAGE

**RECEPTION HALL, CLOAKROOM, LIVING ROOM, BAR AREA, DINING ROOM, STUDY / PLAYROOM
KITCHEN / BREAKFAST ROOM WITH AGA, UTILITY ROOM
PRINCIPAL BEDROOM WITH EN SUITE BATHROOM, LARGE DOUBLE GUEST BEDROOM WITH EN SUITE SHOWER ROOM
TWO FURTHER BEDROOMS, FAMILY BATHROOM
LARGE LEVEL REAR GARDEN
SINGLE GARAGE, LARGE TIMBER SUMMERHOUSE/WORKSHOP WITH LIGHT AND POWER
OUTSIDE FIRE BY TERRACE, PLOT OF 0.21 ACRES**

OFFERS INVITED AROUND: £720,000 Freehold

DESCRIPTION

An individual modern detached family house with accommodation extending to just over 2000 sq ft. To the front of the property there is a large gated driveway and detached garage, whilst the main garden which enjoys privacy extends to the rear, featuring a good sized terrace and outside covered fireplace. There is also a workshop and chicken house to the rear boundary. The well-presented accommodation includes reception hall and cloakroom, L-shaped sitting room with fireplace and bar area which connects through to the dining room. There is a separate study and kitchen/breakfast room with aga and adjoining utility. To the first floor there are four bedrooms, two en suites and a family bathroom.

LOCATION

The property has a tucked away position off a track in the village of Charlton, which has a post office and stores, a church and public house, recreation fields and lakes. The town of Andover offers a comprehensive range of education (state and private), shopping and leisure facilities and a main line railway station to London (Waterloo) in about an hour. The A303 provides first class road communications to the West Country, and London via the M3 motorway. The surrounding countryside is renowned for its natural beauty and excellent sporting pursuits including fishing on the Rivers Test and Anton. There are also a number of golf courses in the area. Racing is available at Newbury and Salisbury, motor racing at Thruxton and there are good walks and rides in the surrounding area.

ACCOMMODATION

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|-------------------------------|---|
| Covered Entrance Porch | Wide with paved flooring. Lantern style light. Hardwood door with high level glazed panel and full height obscure glazing to one side leading into: |
| Reception Hall | (Spacious and central) Turning staircase with wide half landing and glass balustrade rising to first floor. Velux light over half landing. Open storage/display area with down lighter beneath stairs. Karndean limestone effect flooring. Exposed brick walls and wall lights. Panelled doors to living room, dining room with adjoining bar area, study/playroom, kitchen/breakfast room and cloakroom. |

Cloakroom	White suite comprising pedestal wash hand basin with mirror and strip light/shaver socket above. Low level WC. Karndean flooring. Decorative ceramic tiled walls. Ceiling spot lights and extractor fan.
Living Room	(Spacious reception room) Exposed brick wall featuring open brick fireplace with wide raised brick hearth and open fronted log store to one side beneath beam. Rubbed brick display sill with cast iron door above concealed store. Two large windows to the front aspect, one with view towards the river. LED down lighters. Wide opening into:
Bar Area	(Adjoining dining room). Hardwood bar with inset steel Butler sink. High level glazed display cabinets and open fronted wine racks. Tall shelved crockery cupboards to one end. Drawer and cupboards beneath with integral fridge and freezer and lighting. Karndean limestone effect flooring. Sliding glazed door with similar glazed panel to one side opening onto the terrace and overlooking the main rear garden. LED down lighters. Wide opening into:
Dining Room	Space for family/entertaining table and dresser to one wall where there is exposed brickwork. Large glazed sliding door with similar glazed panel to side opening onto the rear terrace and garden. Karndean limestone effect flooring. Pendant light point.
Study / Playroom	Picture window to front aspect overlooking the driveway and towards the river. Pendant light point. Ceiling coving. Comprehensive book shelves and high level cupboards.
Kitchen / Breakfast Room	Stainless steel twin bowl sink unit with central mixer tap. Marble effect roll top work surfaces with similar upstand. Two oven gas AGA with traditional double hob. Inset two ring electric ceramic hob to one side. Integrated Neff oven and grill with integrated Kenwood microwave above. A range of framed white high and low level cupboards and drawers incorporating pan drawers and a pull out larder. Integrated fridge and freezer. Undercounter dishwasher. Karndean stone effect flooring. LED down lighters. Hardwood frame windows on three aspects to rear and either side aspect, one overlooking the main garden. Panelled door into:
Utility Room	Roll top work surface with inset stainless steel sink. High and low level cupboards. Recess and plumbing for washing machine. Space for dryer to side. Cupboard above. Karndean flooring. Wall hung Potterton mains gas fired boiler. UPVC part glazed door to outside. Concealed water softener. Strip light. Shelf. Coat hooks.
<u>FIRST FLOOR</u>	
Landing	Pendant light point. Coving. Deep cupboard housing hot water cylinder. Further doors to:
Principal Bedroom	(Large dual aspect double bedroom) Windows to front and side aspect. Bed stand with raised glass topped side tables and drawers. Glass topped dressing table with drawers beneath, mirror and light above. Full height double wardrobes to either side and storage over. Further bank of deep wardrobes extending into eaves. Free-standing pine furniture is available by negotiation. Ceiling light points. Door to:
En Suite Bathroom	(Large and well equipped) White suite comprising wash hand basin, mixer tap, glass sill, mirror and strip light/shaver socket above, double cupboard beneath. Low level WC. Jacuzzi bath. Sliding door into large shower enclosure with mixer shower. Stone effect flooring. Velux sky light. LED down lighters.
Bedroom Two	(Large double guest bedroom) Window to front aspect with view towards the river. Pendant light point. Deep alcove ideal for free-standing or fitted bedroom furniture. Pendant light point. Door into:

En Suite Shower Room	White suite comprising wash hand basin with sill. Stone splash back. Low level WC. Quadrant glass fronted shower. Stone flooring and skirting. Ceiling light point. Extractor fan. Heated towel radiator. Electric mirror.
Bedroom Three	(Double bedroom) Window to front aspect. Corner vanity unit. Basin with mixer tap, mirror over, double cupboard beneath. Chimney breast with alcove to either side, one with shelving. Loft hatch. Pendant light point.
Bedroom Four	(Currently a twin room) Vanity unit. Basin with mixer tap, mirror above with double cupboard beneath. Window to front aspect overlooking the river. Coving. Spotlights.
Family Bathroom	(Spacious) Matching suite comprising pedestal wash hand basin with stone splash back. Shaver socket to one side. Panelled bath. Low level WC. Large curved glass shower enclosure. Towel radiator. Eaves storage. Painted T & G panelling with travertine band above. Two Velux lights to rear aspect. Stone tiled flooring.

OUTSIDE

Front	The property is accessed over an attractive gravel track bordered on one side by lawns and specimen trees running down to the Winterbourne. Brick piers and heavy electric timber gates lead onto a generous tarmac driveway extending to the front and side of the property providing plenty of parking. Outside lantern style lights. Boundaries enclosed by wall, hedging and fencing. Flint edged flower borders.
Rear Garden	Gated paths to either side of the property lead round to the main rear garden. Tiled veranda area beside dining room door. Brick edged sandstone terrace for entertaining. Attractive pegged oak frame tiled hut standing on exposed brick plinths with central open fireplace. Large level lawn enclosed by fencing and hedging plants, vegetable beds and topiary box features.
Timber Summerhouse / Workshop	(Large) Situated to rear corner boundary. Light and power connected. Concrete floor. Tiled roof. Timber frame and clad elevations. Veranda to front. Lean-to shed to rear.
Single Garage	Constructed of brick and rendered elevations beneath a tiled roof. Light and power connected. Up and over door to front. Personal door to side.
Services	Mains gas, electricity, water and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP10 4AH
Council Tax Band	G

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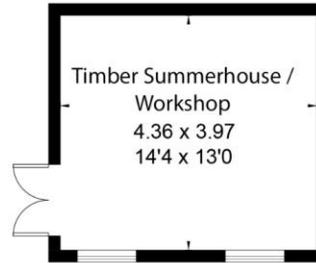
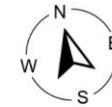
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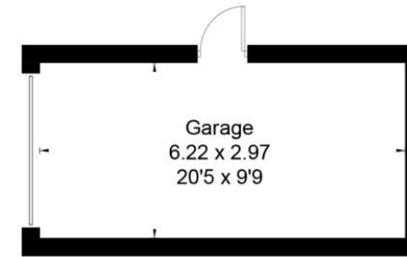
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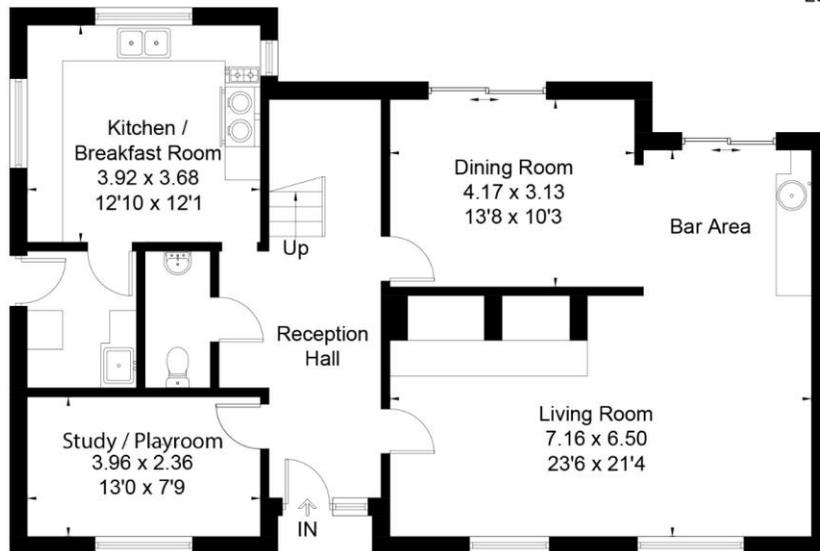
Approximate Floor Area = 191.0 sq m / 2056 sq ft
 Garage / Workshop = 35.5 sq m / 382 sq ft
 Total = 226.5 sq m / 2438 sq ft



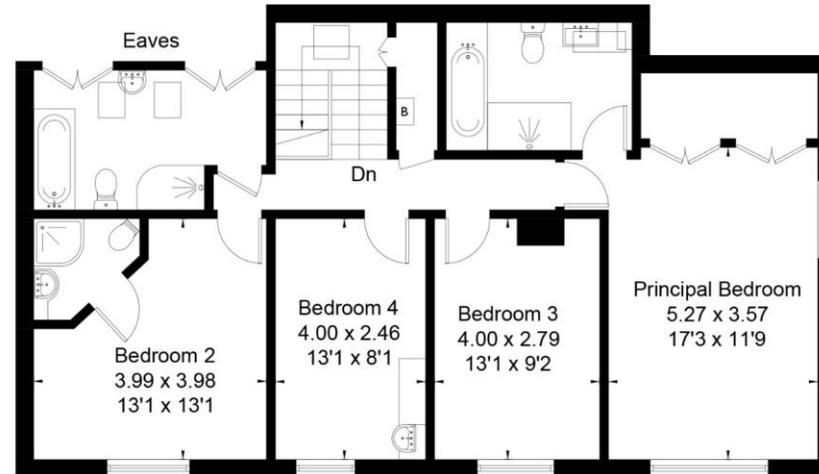
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(Not Shown In Actual Location / Orientation)



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 #71673

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
		70	79
<small>England, Scotland & Wales</small>			
<small>EU Directive 2002/91/EC</small>			