



EVANS & PARTRIDGE

**22 HATHERDEN
ANDOVER, HAMPSHIRE**











22 HATHERDEN, ANDOVER, HAMPSHIRE SP11 0HP

AN INDIVIDUAL DETACHED VILLAGE HOUSE THAT HAS BEEN RECENTLY MODERNISED WITH AMPLE OFF ROAD PARKING AND A WELL ENCLOSED GARDEN IN A QUIET SETTING AT THE END OF THIS POPULAR VILLAGE.

DETACHED COTTAGE STYLE HOUSE
GARDEN STUDIO/HOME OFFICE
LARGE LIVING ROOM WITH LOG BURNER
OPEN PLAN KITCHEN/DINING ROOM
SEPARATE UTILITY AND SHOWER ROOM
THREE BEDROOMS
ENCLOSED GARDEN AND PARKING

OFFERS INVITED AROUND: £495,000 Freehold

DESCRIPTION

A detached family house consisting of colour washed elevations beneath a tiled roof, fully double glazed with the benefit of oil fired central heating. The property has been tastefully modernised throughout in recent years with stylish accommodation including reception hall, dual aspect living room with space for study/library area to one end and central log burning stove to opposite end. There is well appointed open plan kitchen with breakfast area with folding glazed doors onto the main terrace and garden as well as a well equipped utility with adjacent shower room/WC. To the first floor there are three bedrooms and a modern family bathroom. Outside the property has generous off road parking to the front aspect and a wrap round terrace to the rear with level garden exiting on to one side, this is well enclosed and there is a detached brick under tile garage converted into an ideal home office/studio.

LOCATION

This property is situated in the picturesque village of Hatherden which has a church and public house. The nearby town of Andover, approximately three and a half miles to the south, offers a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to Waterloo (in just over one hour). The A303 is close at hand allowing convenient access to London and the West Country. Newbury, Salisbury, Winchester and Basingstoke are all within about half an hours drive.

ACCOMMODATION

Entrance

Wide tiled entrance porch on exposed posts. Contemporary downlighters with sensors to the side. Sandstone tiled flooring. Coloured UPVC door with full height obscure glazed panels to either side leading into:

Reception Hall

Porcelain tiled flooring. High cupboard concealing meter and fuse box. Pendant light point. Door to open plan kitchen/breakfast room with separate dining area. Further door into:

Living Room	Open fireplace housing log burning stove with raised tiled hearth. Granite mantelpiece, deep recesses to either side of the chimney breast. Glazed double doors open onto patio. Large picture window to the front aspect. Limed oak effect flooring. Two pendant light points.
Kitchen/Breakfast Room	Open plan. 1½ bowl sink unit with mixer tap and polished granite drainer. Granite work tops, extending into window sill, with similar upstands. A range of green matt finish, handleless, soft close high and low level cupboards and drawers. Cupboards (one concealing drawers) full height pull out larder carousel and integrated fridge/freezer. Samsung oven and grill with Samsung combination oven above. Integrated dishwasher. Plinth LED spotlights, porcelain tiled flooring, LED downlighters. Wide oak peninsular/breakfast bar. Deep window to front aspect. High open fronted shelving. Door to utility. Wide opening to side of peninsular into:
Dining Area	Dual aspect. Porcelain tiled flooring continues. Wide aluminium frame folding glazed doors opening onto the main patio and garden. Deep window to rear aspect. LED downlighters. Modern turning open tread staircase with glass balustrade rising to the first floor.
Utility Room	Well appointed. Polished granite work surfaces with similar upstand and window sill. Inset stainless steel sink unit with bespoke mixer tap, granite drainer and cupboards beneath. Recess and plumbing for washing machine with space above for dryer. Grant oil fired boiler. Space for additional fridge/freezer. High shelf. Porcelain tiled flooring. LED downlighters. Loft hatch. UPVC/glazed door to main garden. Further internal door into:
Shower Room	White suite. Wash hand basin with side mixer tap, cupboard beneath. Low level WC with concealed cistern, tiled display sill above. Folding glass door into tiled enclosure with overhead and hand held shower attachments. Porcelain tiled flooring and part tiled walls. Towel radiator. Obscured glazed window to front aspect. LED downlighter. Further downlighter incorporating extractor fan.
<u>First Floor</u>	
Central Landing	LED downlighter. Loft hatch. Window to side aspect. Panelled doors to:
Bedroom 1	Space for double bed with recess to bedside tables and pendant reading light points. Built in double wardrobes to either side and high level cupboards above. Window to front aspect with view towards farmland. Pendant light point.
Bedroom 2	Double bedroom. Window to rear aspect. Split level open recess with exposed central support which extends above stairs. Twin built-in double wardrobe cupboards. Pendant light point.
Bedroom 3	Good sized single bedroom. Window to the front aspect with views towards farmland. Pendant light point.
Bathroom	White suite. Ceramic wash hand basin with mixer tap, tiled splash back and two deep drawers beneath. Bath with mixer tap/hand held shower attachment to one end with overhead mount. Fully tiled surround and glass shower screen. Low level WC. Porcelain tiled flooring and part tiled walls. Chrome towel radiator. Feature window to front aspect with views toward farmland. Ceiling light point. Extractor fan.

Outside

Front	Access off village lane. Generous steel edged tarmac area for parking. Gravel borders extend to the side of the entrance porch. Fencing to the boundaries. Silver Birch tree. Double gates give access into main garden.
Main Garden	This mainly extends to the side of the house where there is a raised level lawn. Holly tree with surrounding shrubs. Fencing to the boundary. Gravel path from driveway gate leads to:
Garden Studio	(Formerly a single garage) Constructed of brick elevations beneath a tiled roof. UPVC/obscure glazing to the front, with door. Insulated, wallpapered walls, fluorescent strip light, power points, window to side aspect. Aluminium ladder to boarded loft above.
Rear	The rear of the house is accessed via the dining area and utility room. There is a generous wrap round sandstone terrace, ideal for barbeques and entertaining. Hornbeam tree and shrubs. Fencing to the rear boundary with wide pathway/patio continuing around the far side of the house where there is a gate leading back to the driveway and a raised oil tank.
Services	Mains electricity, water. Private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 0HP
Council Tax Band	F

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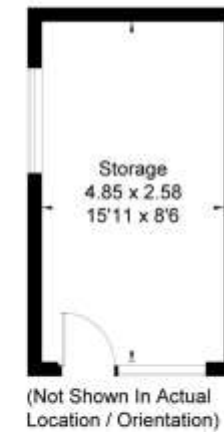
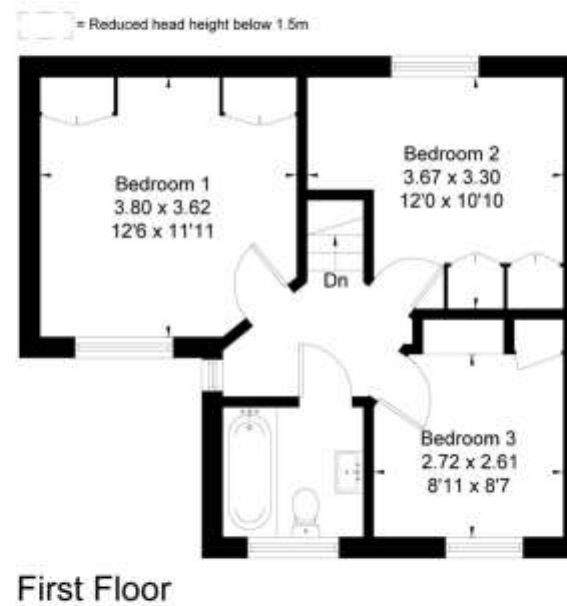
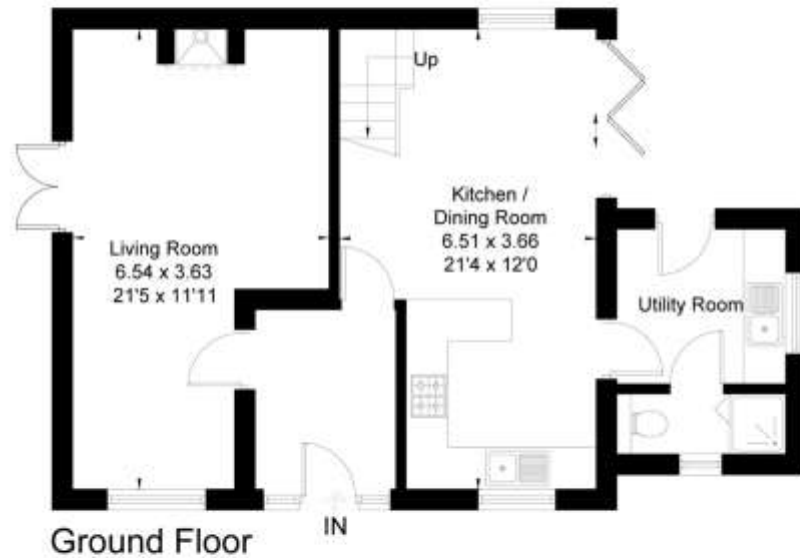
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Approximate Floor Area = 99.4 sq m / 1070 sq ft
 Storage = 12.7 sq m / 137 sq ft
 Total = 112.1 sq m / 1207 sq ft



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 #82019

Energy Efficiency Rating		Current	Potential
Very Good	A		
Good	B		
Fair	C		
Below Average	D		
Poor	E		
Very Poor	F		
Very Poor	G		
		Current	Potential
			80
			60
			40
			20
			0
<small>EU Energy Rating Scale</small> <small>England, Scotland & Wales</small>		<small>EU Directive</small> <small>2002/91/EC</small>	<small>EU Directive</small> <small>2002/91/EC</small>