

WHITE EAVES, WHERWELL

ANDOVER, HAMPSHIRE



EVANS & PARTRIDGE















WHITE EAVES, WHERWELL, ANDOVER, HAMPSHIRE SP11 7AW

A MODERN INDIVIDUAL DETACHED FAMILY HOUSE OFFERING SPACIOUS AND LIGHT ACCOMMODATION FEATURING LARGE RECEPTION ROOMS STANDING IN A MATURE PLOT OF APPROACHING HALF AN ACRE WITH STUNNING OPEN COUNTRY VIEWS TO THE FRONT ASPECT IN AN ACCESSIBLE RURAL SETTING.

**HOUSE AND GARAGE JUST OVER 3,000 SQ FT
APPROACHING HALF AN ACRE
WOODLAND GARDEN AREA WITH SUMMER HOUSE
BACKING ONTO HAREWOOD FOREST
SHORT DRIVE TO A303, A34 AND M3**

GUIDE PRICE: £1,095,000 Freehold

DESCRIPTION

A large detached house constructed of brick and tile hung elevations beneath a tiled roof with plenty of off-road parking and a substantial detached double garage/workshop. The well enclosed private gardens and grounds extend to 0.46 acres and incorporate a wooded area to the rear of the main garden with a new summer house a peaceful retreat or ideal home office. The vendors rent a small wooded area beyond ideal for chickens and children's play and it is possible to continue this arrangement. From this rear section of garden there are views into Harewood Forest featuring a carpet of undisturbed bluebells during the season. There is also the benefit of stunning far reaching views to the front aspect over open countryside. The beautifully presented accommodation features a large triple aspect living room with wood burning stove, spacious central dining hall, garden room and study. There is a kitchen/breakfast room with adjoining utility and ground floor cloakroom. It is understood that planning consent was granted to extend the size of the kitchen/breakfast room. To the first floor there is a good size central landing with lantern light, two

LOCATION

The property has a rural setting on the outskirts of the village of Wherwell, renowned for its many period properties which also has a church, village hall, playing fields and reputable primary school. The White Horse (former pub) is currently closed and under refurbishment and will hopefully open this year. There are many 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 London (Waterloo) in about an hour. The A303 is close at hand allowing convenient access to London and the West Country. The cathedral cities of Winchester and Salisbury are approximately 15 minutes and 25 minutes distant respectively.

ACCOMMODATION

Entrance Porch

Overhead lantern style light. Composite panel door leading into:

Substantial Open Plan Dining Hall	Three tall windows to front aspect with distant country views over the valley. Two further windows to side aspect and tall casement window beside door. Staircase with half landing and exposed oak balustrade to either side rising to first floor. Two doors into understairs storage cupboards. Beech flooring. LED down lighters. Part glazed double doors opening into garden room. Similar door into living room. Panel doors into kitchen/breakfast room and cloakroom.
Cloakroom	White suite comprising pedestal wash hand basin with mixer tap. Low level WC. Beech flooring. Part tiled walls. Obscure glazed window to side aspect. LED down lighters. Extractor fan.
Living Room	Substantial triple aspect reception room. Contemporary double fronted log burning stove with exposed flue, wood storage beneath and ceramic tiled hearth. Four tall windows with views over the landscaped rear garden towards wooded area beyond - structural calculations are in hand to replace these windows with bi-folding glazed doors if preferred. Full height glazing to side aspect with double doors opening onto terrace. Casement window to front aspect. Beech flooring. Two light points each with four spot lights. Part glazed double doors opening into garden room.
Garden Room	Double aspect. Tall profile ceiling with full height glazing to one side. Double doors. Picture window to front aspect with glorious far reaching views over the valley. Beech flooring.
Kitchen/Breakfast Room	Recently installed Corian topped island with breakfast bar on two sides and range of drawers beneath. Stainless steel 1½ bowl sink unit with mixer tap and drainer. Polished granite work surfaces with ceramic tiled splash back. Range of high and low level cupboards and drawers incorporating glazed display cabinet and deep pan drawer. Bosch double oven and grill. Bosch four ring hob with stainless steel/glass hood above. Integrated fridge and freezer. Integrated dishwasher. Ceramic tiled floor. Picture window to side aspect. Glazed double doors opening onto rear garden. LED down lighters. Part glazed door to study. Panel door into:
Utility Room	Stainless steel sink unit with mixer tap and drainer set in roll top work surface, cupboards above and beneath. Space and plumbing for washing machine with room above to stack dryer. Space for upright fridge/freezer. Part glazed stable door to driveway with windows to either side. Oil fired boiler. Shelving. High ceiling. Spot lights. Extractor fan. Fuse box. Ceramic tiled floor.
Study	Triple aspect. Tall narrow windows on three aspects with views over the rear garden. LED down lighters. Beech flooring.
<u>First Floor</u>	
Central Galleried Landing	Turned style balustrade continues overlooking stairwell. Central lantern light. Two pendant light points. Doors to bedrooms, bathroom and cupboard housing lagged copper cylinder with fitted immersion and slatted shelving.
Principal Bedroom	Full height glazing at gable end with countryside views. Range of four built-in double wardrobe/cupboards. Three pendant light points. Panel door into:
En Suite Bathroom	White suite comprising panelled bath with tiled sills to either end. Wash hand basin with mixer tap set into roll top sill, cupboard beneath, mirror fronted cabinet above, lights and shaver socket to side. Low level WC with concealed cistern. Sliding door into large glass/tiled shower enclosure. Chrome towel radiator. Part tiled walls. Maple effect flooring. Downlighters (one with extractor fan).

Bedroom 2	Large double bedroom. Two windows to front aspect with glorious country views. Range of built-in wardrobe/cupboards to one wall. Two pendant light points. Hatch to loft space. Door into:
En Suite Shower Room	White suite pedestal wash hand basin with mixer tap. Lights and shaver socket above. Low level WC. Corner glass/tiled shower enclosure. Conservation light to side aspect. Part tiled walls. Maple effect flooring. LED down lighters (one with extractor fan).
Bedroom 3	Double bedroom. Window to rear aspect overlooking rear garden and wooded garden. Two pendant light points.
Bedroom 4	Double bedroom. Window to rear aspect. Pendant light point.
Family Bathroom	White suite comprising panelled bath with tiled sill and mixer tap. Pedestal wash hand basin with mixer tap, mirror above, lights and shaver socket to side. Low level WC. Corner glass/tiled shower enclosure. Chrome towel radiator. Maple effect flooring. Part tiled walls. Conservation light to side aspect. LED down lighters (one with extractor fan).
Outside	Splayed gravel access off lane. Twin five bar gates lead onto substantial gravelled driveway widening to the front of the property providing parking which continues round the side of the house to the front of the garaging.
Detached Double Garage/Workshop	Constructed of brick/tile hung elevations beneath a tiled roof. Up and over door to front. Two large parking bays with workshop area to side. Power points. Fluorescent strip lighting. Workshop Area: two windows to side aspect, half glazed personnel door leading into rear garden.
Front Garden	Level and laid to lawn with surrounding herbaceous borders and topiary Box balls. Well stocked border to front of the property. The garden is well screened to the front and to either side by tall hedges and trees.
Main Garden	Extends to one side and to the rear of the property and comprises large L-shaped paved terrace opening onto large level lawn with borders to either side, well enclosed by hedging. Brick edged circular seating area at the rear boundary from where meandering brick edged paths lead through the woodland garden comprising mature Oak trees, shrubs and specimen trees. This area is well screened and enjoys a good degree of privacy. The current sellers have created a central hard standing, of circular design for a fire pit as well as a new well proportioned triple aspect Summer House.
Services	Mains electricity and water. Private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 7AW
Council Tax	G

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

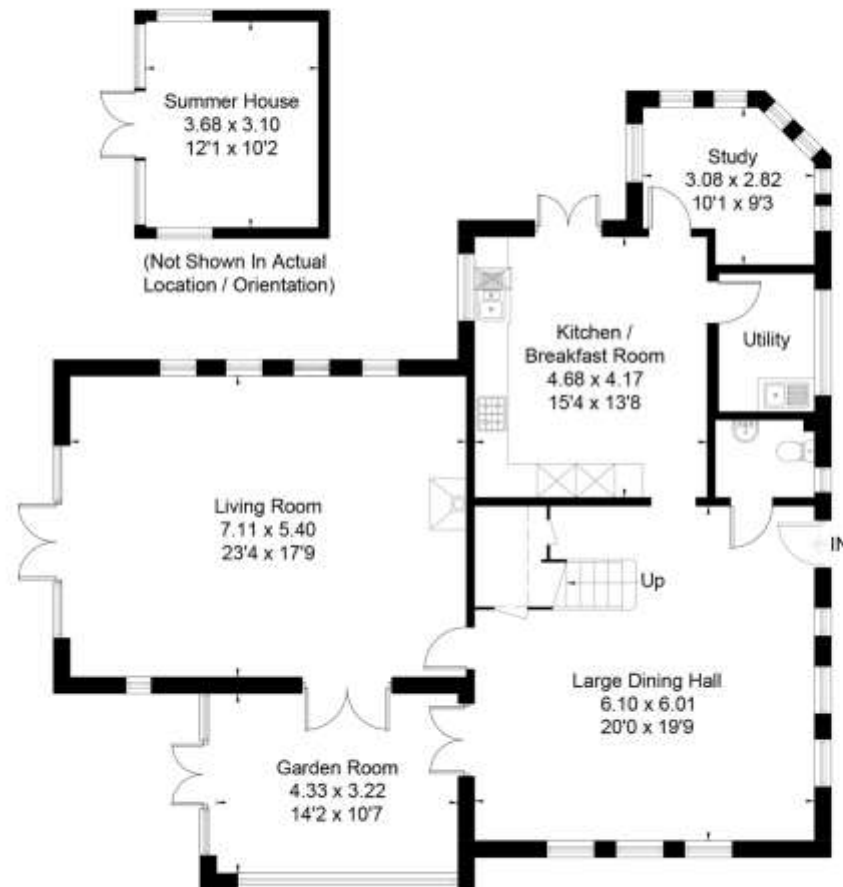
Tel. 01264 810702

www.evansandpartridge.co.uk

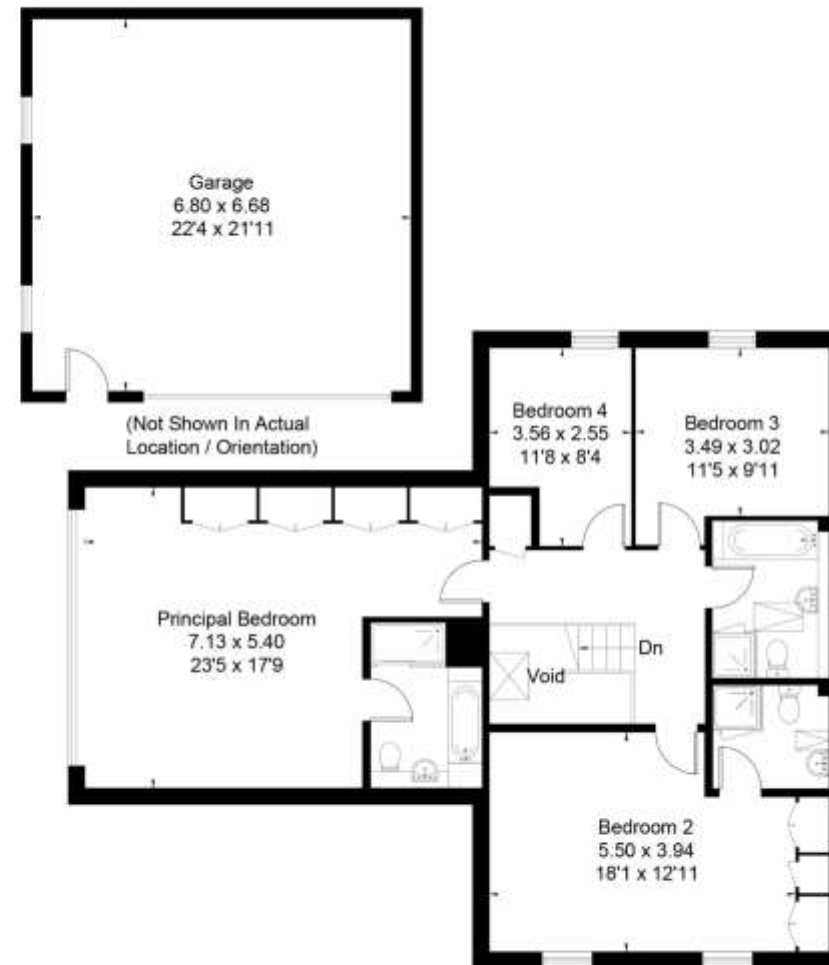
1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF

Total = 292.2 sq m / 3146 sq ft (Excluding Void)



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 #83964

[illegible]