



EVANS & PARTRIDGE

APRIL COTTAGE, LITTLE LONDON
ANDOVER, HAMPSHIRE















APRIL COTTAGE, LITTLE LONDON, ANDOVER, HAMPSHIRE SP11 6JE

AN ATTRACTIVE AND IMPOSING DETACHED PERIOD FAMILY HOUSE ENJOYING A QUIET ELEVATED SETTING BEAUTIFULLY
LANDSCAPED MATURE SOUTHERLY FACING GARDEN

SITTING ROOM - LIVING ROOM WITH FORMAL DINING AREA
KITCHEN/BREAKFAST ROOM - SIDE HALL - TWO CLOAKROOMS (ONE WITH LAUNDRY AREA)
FIVE BEDROOMS - BATHROOM - SHOWER - EN SUITE
GATED DRIVEWAY AND SOUTHERLY FACING LANDSCAPED GARDEN
SITUATED ON THE FRINGE OF AN AREA OF OUTSTANDING NATURAL BEAUTY

OFFERS INVITED AROUND: £725,000 Freehold

DESCRIPTION

An attractive detached period house with white washed elevations beneath a slate roof in an elevated yet secluded rural setting of a no through lane with the benefit of a southerly facing garden. The first floor accommodation has views out over the rooftops of surrounding thatched cottages and there is excellent access to outstanding countryside and walking whilst being in close proximity of amenities together with both good road and rail links.

LOCATION

Little London is a quiet rural hamlet lying three miles to the north of Andover. The neighbouring village of Smannell, less than one mile away, has a primary school, public house and church, all within walking distance. The area is renowned for its natural beauty and undulating countryside and has some fine woodland walks. There are mainline stations at Andover and Whitchurch (six miles) with a fast service to London (Waterloo) as well as a station at Newbury, approximately twelve miles away, with a service to London (Paddington). There are also excellent road links with the M3, M4 and A303 all within easy access.

ACCOMMODATION

Entrance Porch

An attractive glazed structure with a vaulted glazed roof standing on white washed brick plinths. Wall light. Half glazed door from outside. Quarry tile flooring. Further half glazed door into:

Sitting Room / Reception Hall

Exposed chamfered ceiling timber, attractive open brick fireplace with raised brick edged hearth. Recess to either side of chimney breast, one with high level display shelving, the other with a latched door leading through to the kitchen/breakfast room. Window to the front aspect overlooking the main garden with tiled display sill. Wall lights. Open tread staircase 1 rising to the first floor with L-shaped corner book shelving beneath. Sliding door to inner hall and cloakroom. Further obscure glazed door into:

Main Reception Room

An open plan living room with adjoining formal dining area.

Living Area	Open brick fireplace with exposed brick chimney breast, high level timber and lights, raised brick hearth. Exposed ceiling beams. Window to the front aspect with tiled display sill. Decorative low level panelling to walls. Obscure glazed window to rear aspect. Walkways to either side of the chimney breast converge onto:
Formal Dining Area	Space for large entertaining table. Window to front aspect. High level obscure glazed window to side aspect with quarry tiled sill. Low level decorative panelling continues. An array of deep shelves and cupboards to rear of chimney breast with decorative copper panelling to each corner to the rear of chimney.
Kitchen / Breakfast Room	Stainless steel 1½ bowl sink unit with central mixer tap and polished granite drainer. Polished granite worksurfaces with similar upstand and window sills. A range of oak fronted high and low level cupboards and drawers including glazed display cabinets. Britannia cooker with large oven and grill, four ring gas hob, granite splashback, light and extractor above. Integrated dishwasher. Integrated undercounter fridge. Ceramic tiled flooring. Obscure glazed window to rear aspect. Further window to side aspect. Door to cupboard extending beneath staircase two. Long peninsular unit with opening to side into family breakfast area. Walk-in larder/pantry with ceramic tiled flooring, comprehensive horseshoe shelving, light and vent.
Family Breakfast Area	Attractive open brick fireplace with display sill above. Recess to one side of chimney breast, ideal for dresser. Two large windows overlooking the main garden. Staircase two with balustrade to side rising to the first floor. Ledged and braced latch door into:
Side Hall / Main Entrance	Stable style door with high level obscure glazed panel to outside. Coir mat at threshold. Casement window to front aspect. Numerous coat hooks. Space for tall freezer. Further latch door into:
Laundry / Cloakroom	Pedestal wash hand basin with tiled splashback. Low level WC. Ceramic tiled flooring. Grant oil fired boiler. Space and plumbing for washing machine with room above to stack dryer. Large obscure glazed window to rear aspect.
Inner Hall	T&G pine panelling to one wall with coat hooks. Half obscure glazed window to rear aspect with shelving beneath. Latch door into:
Cloakroom	Low level WC. Long tiled sill with tiled splashback. Inset wash hand basin. Cupboards and drawers beneath. Double cupboard above. Obscure glazed window to rear aspect. Towel radiator.
<u>First Floor</u>	
Central Landing	Window to rear aspect. Ceiling light point. Small loft hatch. Pine T&G panelling to one wall. Doors to inner landing/study area, bedroom 2 and bedroom 4.
Inner Landing / Study Area	Oak framed window to rear aspect. Latch door to bedroom 4. Step up to door into bedroom 1 with deep alcove to one side with shower cubicle, mixer shower, extractor fan, ceiling light and towel radiator.
Bedroom 1	Large dual aspect double bedroom. Picture window to front aspect with far reaching views. Further window to side aspect. Exposed framework to one wall. Panelled door into deep cupboard. Further double doors into a walk-in dressing area with hanging rails, shelving and a light. Opening at end into:

En Suite	White suite. Pedestal wash hand basin, low level WC, tiled splashbacks, mirrors, glass sill, striplight/shaver socket, ceiling light and extractor fan.
Bedroom 2	Double bedroom. Exposed chimney breast, shelving to one side. Space for bureau to opposite side. Deep built-in wardrobe. Window to front aspect overlooking the main garden.
Bedroom 3	Double bedroom. Concealed fireplace with deep recesses to either side of the chimney breast, one with built-in double wardrobe. Window to the front aspect.
Bedroom 4	Single bedroom. Window to rear aspect.
Landing 2	(Top of staircase 2) Window to side aspect with far reaching views towards farmland. Tiled sill. Loft hatch. Deep cupboard housing lagged copper cylinder with fitted immersion and slatted shelving. Further doors to bedroom 5 and adjacent bathroom.
Bedroom 5	Square double bedroom. Windows to the front aspect. Built-in double wardrobe.
Bathroom	Large corner bath with mixer tap, handheld shower attachment to one side and seat, pedestal wash hand basin, full height tiled splashback for each. Low level WC. Obscure glazed window.
Outside	Block paved access off lane with timber gate, hedging to either side off Lane onto large triangular gravelled parking area. Well enclosed by hedging and fencing. Large timber summerhouse with deck to front (in need of replacement).
Main Garden	A particular feature of the house are the beautifully landscaped secluded mature gardens which extend to the front of the property which have the great benefit of an elevated southerly aspect comprising of lawned areas with well stocked herbaceous borders full of flowers, shrubs and specimen trees. Central thatched former well (currently not in use). Curved paved terrace with pergola and a mature Wisteria climbing above. Raised oil tank. Timber shed. Kitchen garden area screened by shrubs and trees with three sleeper retained raised beds and surrounding gravelled paths. Greenhouse and fruit cage.
Services	Mains water and electricity, private drainage. Oil heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 6JE
Council Tax	F

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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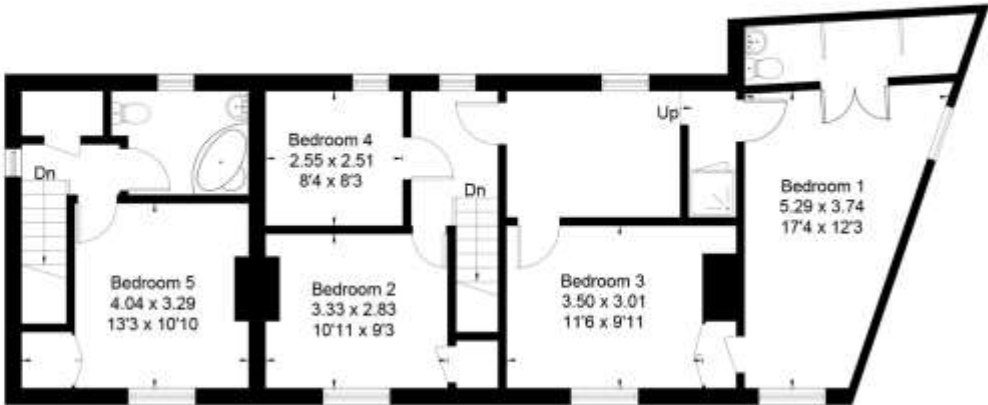
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Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF

Approximate Floor Area = 183.3 sq m / 1973 sq ft
Outbuilding = 4.3 sq m / 46 sq ft
Total = 187.6 sq m / 2019 sq ft
(Excluding Shed / Open Log Store)

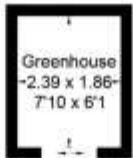


First Floor

Log Store
1.86 x 0.92
6'1 x 3'0



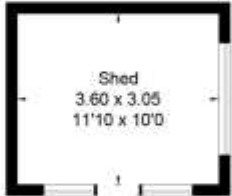
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Location / Orientation)



(Not Shown In Actual
Location / Orientation)



Ground Floor



(Not Shown In Actual
Location / Orientation)



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 #90353

