



EVANS & PARTRIDGE

**ORCHARD HOUSE
HATHERDEN**















ORCHARD HOUSE, HATCHET LANE, HATHERDEN, ANDOVER, HAMPSHIRE, SP11 0DD

A SUBSTANTIAL INDIVIDUAL FAMILY HOUSE WITH COMPREHENSIVE ACCOMMODATION EXTENDING TO OVER 3,400 SQ FT STANDING IN OVER HALF AN ACRE WITH COUNTRY VIEWS OVER ADJOINING FARMLAND QUIETLY SITUATED ON THE EDGE OF THE VILLAGE

**LARGE LIVING ROOM WITH FIREPLACE
DINING ROOM / FAMILY ROOM / OPEN PLAN KITCHEN / BREAKFAST ROOM
MASTER BEDROOM SUITE WITH DRESSING ROOM & EN SUITE
BEDROOM TWO WITH EN SUITE / THREE FURTHER BEDROOMS / FAMILY BATHROOM
SELF-CONTAINED GUEST BEDROOM SUITE WITH BATHROOM
INTEGRAL DOUBLE GARAGE
ATTRACTIVELY LANDSCAPED GARDENS AND GROUNDS OF ABOUT 0.6 ACRES**

OFFERS INVITED AROUND: £1,225,000 Freehold

DESCRIPTION

A large modern family house constructed of brick and tile hung elevations beneath a tiled roof. The accommodation comprises a reception hall and cloakroom, three good size reception rooms, kitchen/breakfast room, utility and second cloakroom. To the first floor, off a spacious central landing, there is a master bedroom with dressing area and en suite shower room, two further double bedrooms (one with en suite) and a family bathroom. Bedrooms four and five are located on the second floor. Within a separate wing, extending to the front of the house, there is a second entrance hall with stairs rising to a self-contained guest bedroom suite situated above the integral double garage and comprises of a landing, double bedroom and bathroom. The plot extends to about 0.6 acres and includes an attractive landscaped garden with two patio areas, summerhouse/home office also a separate paddock area, used as additional garden, vegetable garden and orchard, all of which have the benefit of views over the adjoining farmland.

LOCATION

The property is situated on the very edge of the village of Hatherden, just inside the North Wessex Downs, an Area of Outstanding Natural Beauty extending to the north. The village has a junior school and public house however further facilities including a post office/store, with a church and public house available in nearby Charlton. Andover (approximately six miles to the south) offers a comprehensive range of educational, 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 to London via the M3 motorway. The towns of Hungerford and Newbury to the north are also within an approximate twenty minute drive.

ACCOMMODATION

Entrance Hall	Wide covered. Exposed gallows brackets. Twin lantern style lights. Solid oak front door with windows to either side leads into:
Reception Hall	Spacious and central. Turning staircase with turned style balustrade to side rising to first floor. Window to front aspect. Two ceiling light points. Two cloaks cupboards with hanging rail and shelf above. Radiator. Panelled doors to living room, dining room, kitchen/breakfast room and cloakroom.
Cloakroom	White suite comprising pedestal wash hand basin and low level WC. Half tiled walls. Tiled floor. Obscure glazed window to front aspect. Ceiling light point. Radiator.
Living Room	Large Jetmaster fireplace with raised hearth, inset granite surround and decorative oak mantelpiece. Glazed double doors with full height glazed panels to either side opening onto terrace and rear garden. Further glazed double doors with windows to either side opening onto veranda, terrace and rear garden. Window to side aspect. Two pendant light points. Two radiators. Panelled door into:

- Family Room** (Dual aspect) Picture window to side aspect. Further window to opposite aspect. Pendant light point. Down lighters. Timber effect flooring. Radiator. Panelled doors into side hall (leading to integral double garage and staircase rising to guest bedroom suite) and walk-in storage cupboard with light, fuse box and shelving.
- Dining Room** Wide picture window with views over the rear garden towards farmland beyond. Timber effect flooring. Ceiling light point. Radiator. Door into:
- Kitchen/Breakfast Room** Kitchen: Ceramic Belfast style one and half bowl sink with mixer tap and granite drainer to side. Ample polished granite work surfaces with metro tiled splash back. Alcove with Bosch double ovens, five ring induction hob, tiled splash back, extractor fan and light above. Range of cream washed high and low level cupboards and drawers incorporating high level display cabinets. Integrated fridge, freezer and dishwasher. Central granite topped island with storage, deep pan drawers to the other side. Ceramic tiled floor. Down lighters. Picture window to front aspect. Breakfast Area: Space for family dining table. Wide picture window with views over the rear garden to farmland beyond. Ceramic tiled floor. Pendant light point. Radiator. Panelled door into:
- Utility Room** Ceramic tiled splash back. Recess and plumbing for washing machine. Ceramic tiled floor. Part tiled walls. Boulter Camray 5 oil fired boiler. Half glazed door to rear terrace and garden. Ceiling light point. Spot lights. Panelled door into:
- Cloakroom Two** White suite comprising pedestal wash hand basin with tiled splash back and low level WC. Tiled floor. Obscure glazed window. Ceiling light point. Radiator.
- Side Hall** Part glazed door with porch leading onto driveway. Staircase rising to first floor with door to understairs cupboard. Radiator. Panelled door into garage.

FIRST FLOOR

- Landing** Spacious. Balustrade continues overlooking stairwell. Picture window to front aspect. Three ceiling light points. Staircase rising to second floor. Radiator. Panelled doors to master bedroom, bedrooms two, three and family bathroom. Cupboard housing large pressurised hot water tank with slatted shelving.
- Principal Bedroom Suite** Large double bedroom. Window to front aspect. Ceiling light point. Panelled door into en suite shower room. Radiator. Open arch into: Dressing Room: (Dual aspect) Windows to front and side aspect with country views. Comprehensive range of maple/mirror fronted full height wardrobe cupboards. Down lighters. Access to loft space via hatch. En Suite Shower Room: White suite comprising contemporary twin wash hand basins each with mixer tap, mirror/light over and tiled splash back, set in roll top sill with cupboards and drawers beneath. Low level WC. Walk-in wet area with curved glass screen, shower and hand held attachments. Ceramic tiled walls and floor. Down lighters. Towel radiator. Window to rear aspect.
- Bedroom 2 & En Suite** Window to rear aspect overlooking garden and countryside. Built-in double wardrobe cupboard. Ceiling light point with three spot lights. Panelled door into: En Suite Shower Room: White suite comprising pedestal wash hand basin and low level WC. Large glass/tiled enclosure housing shower. Ceramic tiled floor. Part tiled walls. Velux sky light to rear aspect. Radiator.
- Bedroom 3** Wide picture window to rear aspect overlooking garden and countryside. Built-in cupboard beneath stairs to second floor. Wardrobe cupboards. Ceiling light point with spot lights. Radiator.
- Family Bathroom** White suite comprising panelled bath with mixer tap/hand shower attachment, tiled surround and curtain rail. Pedestal wash hand basin with mirror fronted cabinet above. Low level WC. Ceramic tiled floor. Part tiled walls. Window to front aspect. Radiator with towel rail over.

SECOND FLOOR

- Landing** Turned style balustrade overlooking stairwell. Velux sky light. Two doors into eaves storage areas. Radiator. Panelled doors to bedrooms four and five.

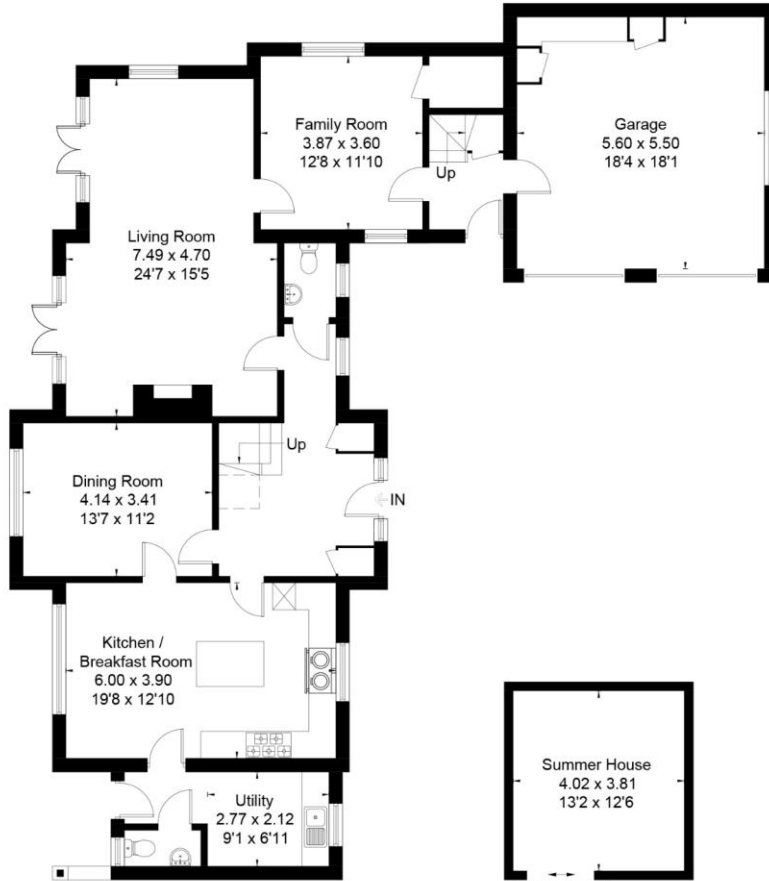
Bedroom 4	(Double bedroom, skeliling ceiling) Velux sky light to rear aspect with open view. Radiator.
Bedroom 5	(Single bedroom, skeliling ceiling) Velux sky light to rear aspect. Radiator.
GUEST BEDROOM SUITE 1ST FLOOR	Landing: Two Velux sky lights. Double doors to storage cupboard. Doors to: Bedroom Six: (Dual aspect double bedroom) Dormer window to side aspect. Velux sky light overlooking farmland. Ceiling light point. Alcove. Two radiators. Bathroom: White suite comprising panelled bath with mixer tap/hand held shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls. Tiled floor. Radiator with towel rail over. Velux sky light. Down lighters. Extractor fan.
Integral Double Garage	Twin up and over doors opening onto driveway. Cavity built construction. Smooth concrete floor. Window to side aspect. Light and power points. Work surface with high and low cupboards and drawers.
OUTSIDE	Wide splayed access off Hatchet Lane. Curved brick and flint walls to either side of five bar gate opening onto a spacious gravelled driveway providing ample parking and turning.
Front Garden	Laid to lawn with variety of mature shrubs, specimen trees, rockery and three Edwardian style lamp posts. Gravelled path leads round to:
Main Rear Garden	Comprises wide paved terrace extending the whole width of the property opening onto a large level lawn. Deep herbaceous border to one side block paved further patio in front of the summerhouse enclosed by low brick walling. Children's play area with swings, slides, tree house and cabin. Summerhouse/Home Office: Timber construction. Light and power connected. The garden enjoys a good degree of privacy and is well enclosed on the road side by mixed hedging and shrubs and to the rear by fencing. Two mature Eucalyptus trees with a central Magnolia tree. Wide paved steps rise through as pedestrian gate into:
Paddock Area	(The present owners currently treat this as additional garden area). The front area is laid to lawn with three Eucalyptus trees, well screened to the front by laurel hedging and two the side by mixed hedging. Two raised vegetable beds. Post and rail fencing with central gate leads into an orchard area with fruit trees, soft fruit cage, all enclosed by fencing.
Services	Mains water and electricity, oil central heating. Private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
POST CODE	SP11 0DD
Council Tax	Test Valley Borough Council - Band G

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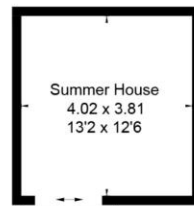
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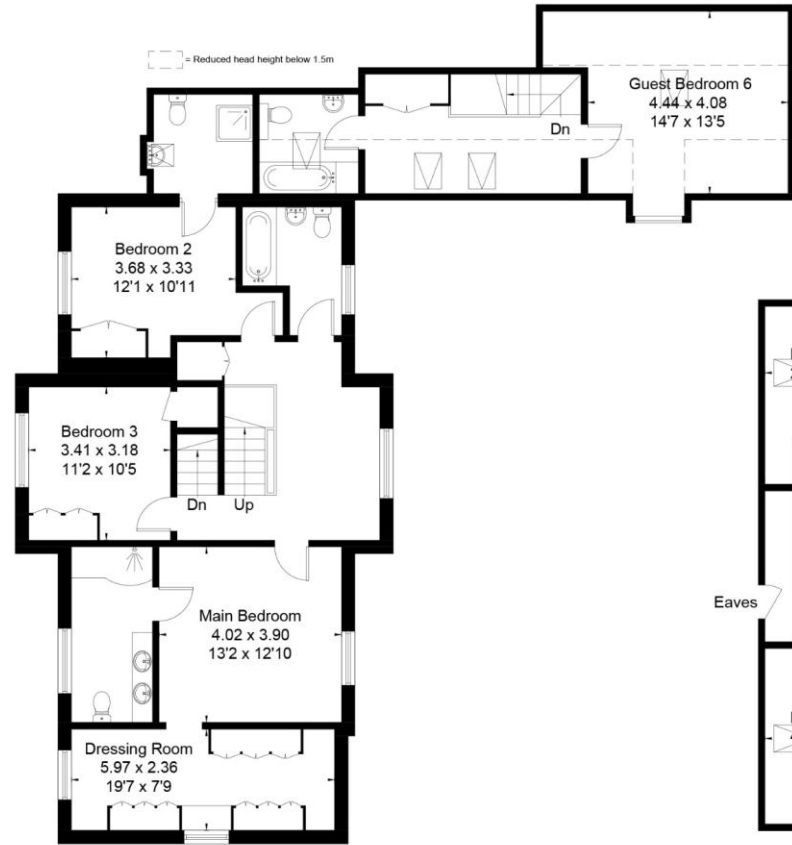
Approximate Floor Area = 319.5 sq m / 3439 sq ft
 Summer House = 15.3 sq m / 165 sq ft
 Total = 334.8 sq m / 3604 sq ft



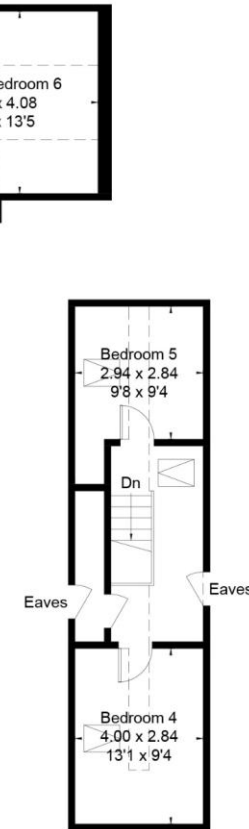
Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



Second Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	88 D	84 D
39-54	E		
21-38	F		
1-20	G		