

**BLUE BELL FARM COTTAGE, PENTON GRAFTON  
ANDOVER, HAMPSHIRE**



**EVANS & PARTRIDGE**















# BLUE BELL FARM COTTAGE, PENTON GRAFTON, ANDOVER, HAMPSHIRE SP11 0RR

AN OUTSTANDING AND BEAUTIFUL THATCHED PERIOD HOME STANDING WITHIN A LARGE ATTRACTIVELY LANDSCAPED SECLUDED GARDEN ENJOYING A PEACEFUL POSITION ON THE EDGE OF THE VILLAGE.

APPROACHING A THIRD OF AN ACRE - QUIET SETTING  
BEAUTIFUL AND CHARACTERFUL PERIOD HOME WITH TASTEFUL MODERN FINISHES  
SPACIOUS DRIVEWAY AND GARDEN STORE  
WELL PROPORTIONED CHARACTERFUL ROOMS  
OPEN PLAN KITCHEN / BREAKFAST ROOM LEADING INTO FAMILY / DINING AREA  
PARTICULARLY LARGE AND CHARACTERFUL BEDROOMS  
EASY ACCESS TO EXTENSIVE COUNTRY WALKS - PUB - CRICKET GREEN AND TENNIS COURTS

**OFFERS INVITED AROUND: £850,000 Freehold**

## DESCRIPTION

A beautiful detached Grade II Listed cottage featuring stunning brick and flint elevations beneath a thatched roof as well as tasteful rear extension of Michelmersh brick elevations under a clay tile. The property has been beautifully maintained and completely re-modernised to a high standard with tasteful finishes. The ground floor which has the benefit of underfloor heating comprises a reception hall, sitting room with fireplace, large family/dining room also with fireplace and an electric log burner which connects into a triple aspect kitchen/breakfast room. In the centre of the cottage there is an ideal study which could alternatively be used as a fourth bedroom with an adjoining shower room that doubles up as the ground floor WC. There is also a useful cellar. Above the main cottage there are two substantial double bedrooms each dual aspect and with a fireplace, sharing a central well appointed bathroom. A second staircase rises to a guest bedroom suite, also double, with an en suite shower room. The house enjoys an idyllic position on the edge of the village. There is a substantial front garden, level lawns divided by a path to the entrance porch with a spacious gravel driveway to one side and a useful lean-to garden store. The beautifully landscaped main garden which has a glade style feel and enjoys seclusion extends to the rear of the property where there is a terrace, summerhouse and decking. A former brick under tile outbuilding, close to the rear of the main house contains the boiler and has been converted into a laundry/utility. This is an exceptionally high quality with particularly high ceilings cottage and is highly worth viewing.

## LOCATION

The property is situated in the hamlet of Penton Grafton on the edge of the village of Penton Mewsey, a Conservation Area which has a church, public house, bus service, village hall, tennis and cricket club as well as an active village community. The nearby village of Weyhill has Hillier Garden Centre with its restaurant and shop. There is also a church, garage, restaurant and a craft centre. The town of Andover, just 3 miles away, offers a comprehensive range of shopping, educational and leisure facilities as well as a mainline railway station providing fast services to London (Waterloo in just over the hour). The A303 is close at hand allowing convenient road access to London and the West Country. The cathedral cities of Salisbury and Winchester are both within approximately 20 miles, as is Basingstoke. The South Coast is approximately one hour distance.

## ACCOMMODATION

**Approach** Sandstone path to:

**Entrance Porch** Oak framed and clay tiled. Overhead light. Part obscure glazed panel door into:

<b>Reception Hall</b>	Exposed Elm panelling and Elm latch door concealing staircase (1). White washed panelled ceiling, wall light, latch doors to living/dining room, sitting room, study/bedroom 4; which leads to a ground floor WC and shower room, and door with stairs descending to cellar. Travertine tiled flooring and skirting detailing.
<b>Sitting Room</b>	Cosy dual aspect reception room. Open brick fireplace with rustic Limestone mantelpiece and raised slate hearth. Heavy exposed ceiling timber. White washed ceiling panelling. Half glazed door with high level window to side opening onto the rear terrace with views down the main garden. Picture window to front aspect also overlooking the garden with deep display sill. Travertine tiled flooring and skirting detailing.
<b>Living / Dining Room</b>	A large reception room with central wide steps descending into the kitchen/breakfast room, ideal for entertaining. Picture window to front aspect overlooking garden with cushioned window seat, low level decorative panelling extends to either side. Curved brick fireplace housing electric log burner with exposed beam above. Recesses to either side of chimney breast one ideal for dresser/sideboard the other with deep built-in cupboard providing storage and also housing meter and fuse box. Travertine tiled flooring with some Travertine skirting detailing. Exposed framework to one wall and ceiling beam.
<b>Kitchen / Breakfast Room</b>	Triple aspect. Travertine flooring and skirting. Belfast style ceramic sink unit. Polished Granite work surfaces with similar upstands. Falcon range with two large ovens, separate grill and five ring LPG hob, tall polished Granite splashback and concealed extractor with light above. A range of navy blue high and low level cupboards and drawers. High level plate rack and undercounter vegetable baskets. Tall pull out larder carousel with an open fronted wine rack to one side. Integrated high level Bosch microwave. Recess and plumbing for dishwasher. Space for tall fridge freezer. Two windows to the rear aspect. Single window to side aspect and half glazed wide double doors opening onto the terrace and main garden. Further window to opposite aspect. LED downlighters with pendant light point above area for breakfast table. Turning staircase (2) with exposed balustrade to one side rising to the first floor.
<b>Study / Bedroom 4</b>	Travertine tiled flooring and skirting. Window with long view down the rear garden. Exposed Elm panelling to one wall. Framework. LED downlighters. Pitch Pine latch door into:
<b>Shower Room</b>	Square ceramic wash hand basin with mixer tap and cupboard beneath. Low level WC. Opening into tiled wet area with overhead shower and half glass screen. Travertine tiled flooring, ceramic tiled walls, obscure glazed window and mirror fronted cabinet. White washed panelled ceiling with downlighter.
<b>Cellar</b>	Flint and brick lined. Accessed via an open tread staircase with hand rail. Light and power points. Pressurised hot water cylinder with expansion tank. Water softener. Manifold for underfloor heating.
<b><u>First Floor</u></b>	
<b>Central Landing</b>	At top of staircase (1). Wide window overlooking the front garden. Attractive exposed framework and glass panelled area revealing original wattle and daub. Wall light. Loft hatch. Latch doors to:
<b>Principal Bedroom</b>	A substantial dual aspect double bedroom. Wide window to the front aspect. Further window to side aspect. Attractive curved brick fireplace with exposed beam above. Recesses to either side of chimney breast one with built-in wardrobe. Exposed wall plates and framework to one wall. Central ceiling light point.
<b>Bedroom 2</b>	A further generously proportioned dual aspect double bed/sitting room with cast iron Victorian fireplace. Exposed wall plates, beams and framework. Wide window to the front aspect. Further large window to the rear aspect enjoying view down the main garden. Ceiling light point.

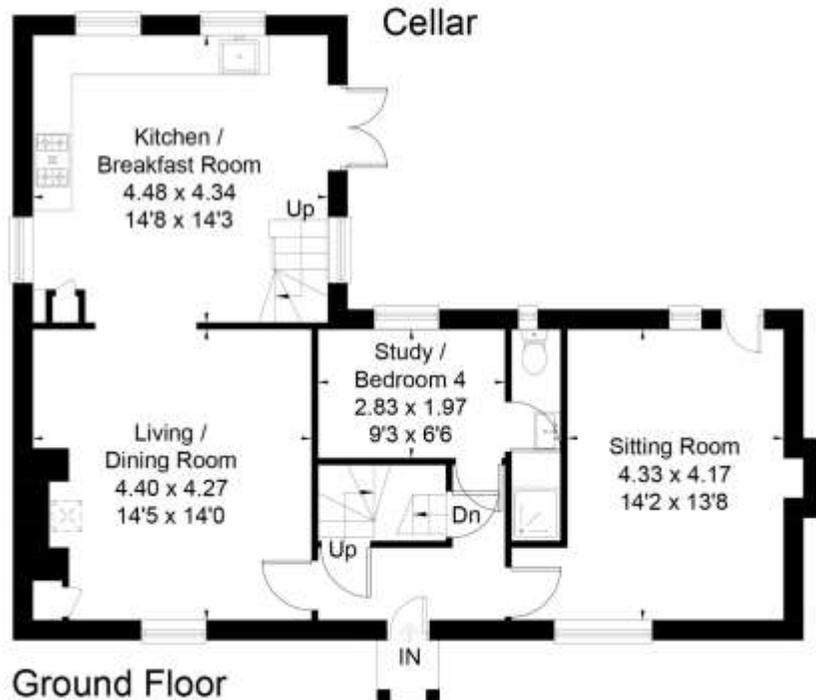
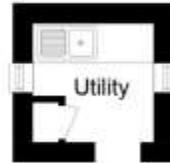
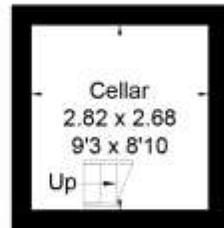
<b>Bathroom</b>	Well appointed. Travertine tiled flooring and skirting. Four claw roll top bath with central mixer tap. Curved glass and fully tiled enclosure with overhead and handheld shower attachments. Wide ceramic basin with drawer beneath, tiled splashback, mixer tap and electric mirror above. Low level WC. Chrome towel radiator. Beams and framework. High ceiling with central light point. Window with glorious views over the main landscaped garden.
<b>Landing 2</b>	At top of staircase (2). Pendant light point. Loft hatch. Latch door into:
<b>Bedroom Suite 3</b>	An ideal guest bedroom. Double and dual aspect. Large window overlooking the landscaped rear garden. Further Velux skylight to side aspect. Built-in wardrobe with storage recess to one side. Pendant light point. Curtain screening leads into:
<b>En Suite shower Room</b>	White suite with ceramic wash hand basin with cupboard beneath, mixer tap and tiled splashback with circular mirror over. Low level WC. Generous curved glass/tiled shower enclosure with overhead and handheld shower attachment. Ceramic tiled flooring and walls. Velux skylight to side aspect. Downlighters and extractor fan.
<b><u>Outside</u></b>	
<b>Front</b>	Picket gate with mature shaped Box hedging screening the front boundary. Central paved path leads to the entrance porch dividing a large front garden laid to level lawn, with a well stocked rose and flower border. Silver Birch tree. Further herbaceous borders with roses trained to trellis. Separate block paved entrance off lane; five bar gate leads onto a spacious block edged gravel driveway providing plenty of parking. Deep well stocked shrub border to side. To one side of the porch there is a block edged rose and flower border. To the other side a Sandstone terrace area with space for a bench.
<b>Garden Store</b>	Useful modern lean-to structure, timber frame and clad beneath a slate roof, door opening on to the driveway. Light and power.
<b>Rear Garden</b>	Particularly attractive and secluded comprising Sandstone terrace with sleeper retaining walls. Curved steps rise to an attractive outbuilding, brick under tile, providing utility/boiler room: work top with sink, range of cupboards, recess and plumbing for washing machine and small obscure glazed windows. Long wide central lawn with glade feel surrounded by mature trees. Colourful well stocked herbaceous borders. To the rear boundary there is a summerhouse, decked area and tucked away compost bins.
<b>Services</b>	Mains water and drainage. Calor gas central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SP11 0RR
<b>Council Tax</b>	E

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**  
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Approximate Floor Area = 151.6 sq m / 1632 sq ft



Ground Floor



First Floor

