

PEAR TREE COTTAGE, APPLESRAW ANDOVER, HAMPSHIRE



EVANS & PARTRIDGE















PEAR TREE COTTAGE, APPLESHAW, ANDOVER, HAMPSHIRE, SP11 9BH

**A CLASSIC FOUR BEDROOM PERIOD HOUSE EXTREMELY WELL PRESENTED FEATURING A BEAUTIFULLY APPOINTED
LARGE LIVE-IN FARMHOUSE STYLE KITCHEN TOGETHER WITH A DETACHED BARN / ANNEXE AND ATTRACTIVELY
LANDSCAPED GARDENS ENJOYING A QUIET EDGE OF VILLAGE SETTING**

**SOUTH WESTERLY FACING GARDEN
EASY ACCESS TO BEAUTIFUL COUNTRYSIDE AND EXTENSIVE WALKING
FOUR BEDROOM MAIN HOUSE
ONE BEDROOM GUEST COTTAGE
OPEN PLAN KITCHEN WITH NEPTUNE AND DEVOL FITTINGS
VIEWING RECOMMENDED**

OFFERS INVITED AROUND: £1,100,000 Freehold

DESCRIPTION

A charming late 18th Century Grade II Listed house that has been sympathetically extended over the years and in the past was partly used as a shop, as evidenced by the large bay window in the reception hall. Pear Tree Cottage is linked at the front on one side to an equally handsome period house and neighbour. In the last few years, the property has been significantly upgraded by the present owner who has created a beautiful open plan kitchen which leads on to the garden. A new bathroom has been installed which features Fired Earth tiling, shower and a magnificent William Holland brass bath. A detached brick and flint barn has also been converted into a useful one bedroom guest cottage. The remaining accommodation is attractively decorated and well presented, a practical living space which is full of character; all complimented by a pretty cottage style garden with seating areas, main lawn and upper walled area, used as a vegetable garden.

LOCATION

The property is situated in the picturesque village of Appleshaw which has a fine old church, primary school, playing fields, village hall and pub. Andover, approximately four miles away, offers a comprehensive range of shopping, educational and leisure facilities as well as a mainline railway station with extensive parking providing fast services to Waterloo (65 minutes). The A303 is close at hand allowing convenient access to London and the West Country. **ADDITIONAL SCHOOLING AND RECREATION** There is excellent preparatory private schooling in the area including Farleigh School, Pilgrims School and Chaffyn Grove as well as Rookwood (from Nursery to Sixth form). For secondary education there is St Swithun's in Winchester and Godolphin in Salisbury in addition to the boys and girls grammar schools. There is excellent fishing on the River Test and golf courses in Longstock as well as two in Andover.

ACCOMMODATION

Entrance Porch

Leaded with overhead lantern style light. Six panel door into:

Reception Hall

Featuring wide small pane bay window to front aspect with deep curved display sill. Wide oak floorboards. Wall light points. Open doorway into a hall/study area. Folding panel double doors into:

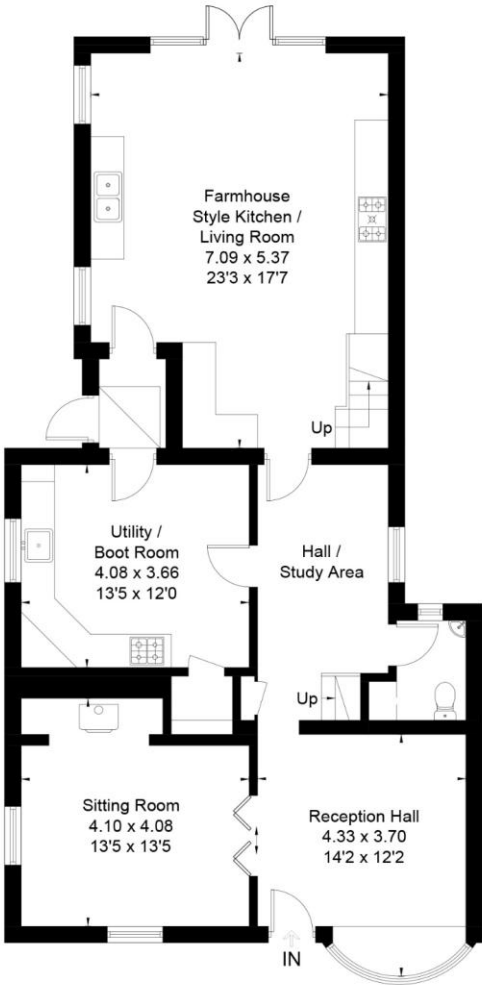
Sitting Room	A dual aspect reception room. Wide open fireplace housing a large log burning stove standing on a raised brick hearth with exposed beam above. Wide oak floorboards. Sash window to front aspect with low window seat. Window to side aspect. Wall light point.
Inner Hall / Study Area	Space for desk with tall open fronted shelving to one side. Wide oak floorboards. Decorative obscure glazed window to side aspect. Turning staircase (1) with central runner rising to the first floor. Half obscure glazed door into utility/laundry, further half glazed stable style door into an open plan farmhouse style kitchen. Panelled door to:
Cloakroom	Corner basin with tiled splashback. Low level WC. Shelving. Oak effect flooring. Exposed ceiling beam, wall light point and obscure glazed window.
Farmhouse Style Kitchen	Beautifully fitted kitchen. Neptune cabinets with brass Devol handles and fixtures. Lacanche Macron Classic range comprising two large ovens, separate grill, warming drawer and five ring gas hob with mirrored splashback. Polished quartz work surfaces with similar upstand. Brass long arm Devol pot filler tap beside the Lacanche range. Twin ceramic sink units each with brass taps and metro tiled splashback. Space and plumbing for American style fridge/freezer. Recess and plumbing for dishwasher. Low level open fronted storage. Long Devol oak shelving units with brass utensil rails beneath and polished copper cup hooks. Oak effect Karndean flooring throughout. Two windows to side aspect. Wide half glazed double doors, with similar panels to either other side, opening onto the rear courtyard terrace and overlooking the main garden. Space for dining table and for island or breakfast bar with pendant lights above. Part glazed stable style door to side hall. Staircase (2) rises to bedroom suite 4.
Utility / Boot Room	Large, well-appointed and functional. Ceramic Belfast style sink with mixer tap. Polished granite work surfaces and window sill. Ceramic tiled splashbacks. Low level cupboards. Grant oil fired boiler. T&G panelling to walls. Hardwood shelving. Ceiling spotlights. Meters and fuse box. Panel door into walk-in larder with comprehensive full height shelving. Oak effect Karndean flooring. Window to side aspect. Half glazed door into:
Side Hall	Hipped glazed roof. Decorative half glazed door to outside.
<u>First Floor</u>	
Central Landing	Part divided by arch with decorative balustrade, wall light points and window to rear aspect with storage beneath. Airing cupboard. Panelled doors to:
Principal Bedroom	Large double bedroom with sash window to the front aspect with views between cottages towards paddock. Wall light points.
Bedroom 2	Large double bedroom. Arched open fireplace (not in use) with quarry tiled hearth. Window to rear aspect. Wall light points. Shelving. Corner cupboard housing large pressurised hot water cylinder and expansion tank.
Bedroom 3	Double bedroom with sash window to front aspect. Wall light point. Range of tall built-in wardrobes.
Bathroom	Bespoke brass freestanding roll top William Holland bath with Fired Earth tiled feature wall behind, brass mixer tap and handheld shower. Rustic washstand, with raised Ashton and Bentley basin, floating brass mixer tap and Fired Earth tiling. Large frameless glass shower enclosure with Fired Earth tiles, overhead and handheld shower attachments. Porcelain tile flooring. Wall lights. Two windows to side aspect. Traditional style radiator. Pendant light point.

Bedroom Suite 4	Small landing at top of staircase (2).
Bedroom	A dual aspect double bedroom. Cottage windows to side and rear aspect. Range of eaves storage cupboards and central pendant light point.
En Suite	Ceramic tiled flooring and walls, glass door into wide shower enclosure with overhead and handheld attachments, tiled bottle recesses to either side. Corner basin. WC with concealed cistern. Towel radiator and shaver socket. Conservation skylight.
<u>Outside</u>	
Front	Flint paved frontage with a fabulous rose trained to the façade. Timber double gates give access to a narrow drive leading past the side of the house to the barn, side hall access and garden.
Rear Garden	Well enclosed split-level brick paved and gravel courtyard terrace extends between the rear of the house and barn surrounded by roses and wisteria, ideal for entertaining and barbecues. Log store. Picket fencing with wide gate leads to the main lawn which is surrounded by colourful herbaceous borders full of shrubs, roses, and flowers and mixture of interesting specimen trees. Gravel terrace area to one side with small decking area. To the rear boundary a rose and wisteria arch leads through to a vegetable garden area which is laid to gravel, space for a greenhouse and four raised vegetable beds, surrounded by roses, trees, shrubs, including apple trees, all well enclosed by tile capped walls.
The Barn / Annexe	Detached and attractively constructed with brick and flint elevations beneath a cropped hip slate roof. External half glazed stable door from courtyard into:
Ground Floor Living	Half glazed double doors with similar panels to either side to front aspect. Further high window to rear aspect. Raised quarry tiled area with oak kitchenette; stainless steel sink with small drainer, two ring gas hob, shelving and double cupboard beneath. Door conceals staircase rising to:
Large Dual Aspect Double Bedroom	Large low windows to front and side aspects. Ceiling spotlights and exposed framework. Wide opening at one end into:
En suite Shower Room	Pedestal wash hand basin with tiled splash back. WC. Sliding glass door into metro tiled shower enclosure. Tiled flooring, window to rear aspect and pendant light point.
Services	Mains water, electricity and drainage. Oil fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 9BH
Council Tax	F
<p style="text-align: center;">VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE Tel. 01264 810702 www.evansandpartridge.co.uk</p>	

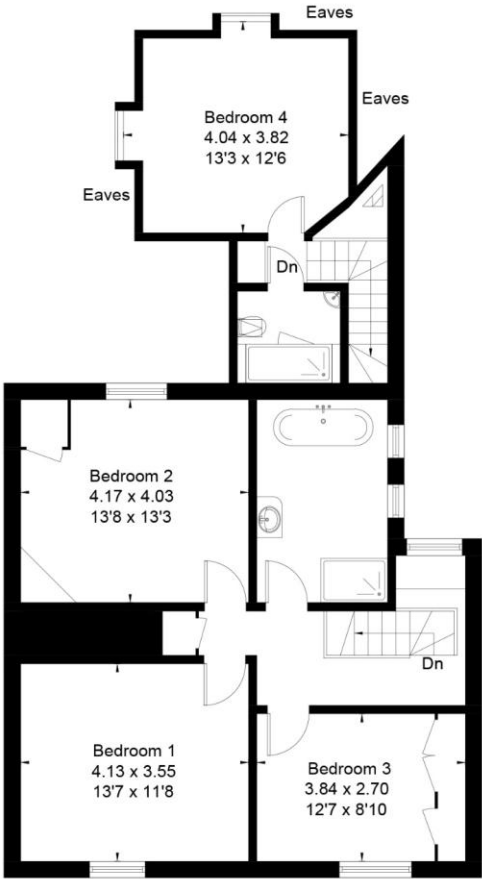
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Approximate Floor Area = 187.1 sq m / 2014 sq ft
Barn / Annexe = 41.1 sq m / 442 sq ft
Total = 228.2 sq m / 2456 sq ft

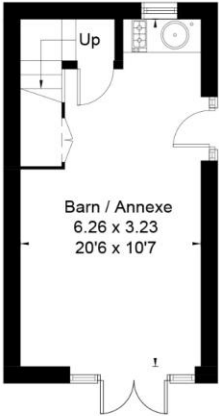


Ground Floor

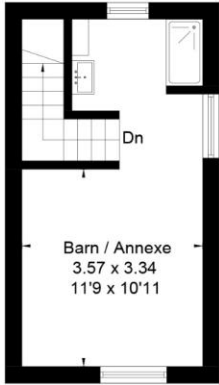


First Floor

[Symbol] = Reduced head height below 1.5m



Annexe
Ground Floor
(Not Shown In Actual
Location / Orientation)



Annexe
First 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 #93368

