



**18 HIGH STREET**  
**WHERWELL, ANDOVER**

**EVANS & PARTRIDGE**













# 18 HIGH STREET, WHERWELL, ANDOVER, HAMPSHIRE, SP11 7JG

**AN ATTRACTIVE SEMI DETACHED 3 BEDROOM COTTAGE OFFERING SCOPE FOR MODERNISATION AND FEATURING A  
LARGE PRIVATE SOUTH EASTERLY FACING GARDEN SITUATED IN THE HEART OF THIS BEAUTIFUL AND SOUGHT AFTER  
TEST VALLEY VILLAGE**

**A HIGHLY SOUGHT AFTER VILLAGE  
CLOSE TO THE RIVER TEST  
OUTSTANDING WALKS  
CLOSE TO STOCKBRIDGE AND WINCHESTER  
LARGE MATURE GARDEN  
THREE BEDROOMS**

**OFFERS INVITED AROUND: £385,000 Freehold**

## **DESCRIPTION**

A Grade II Listed period cottage with white washed elevations and exposed original framework beneath a thatched roof. The cottage has been let for a considerable time and now offers great scope for modernisation, redecoration and styling. A particular attraction is the large and secluded mature garden; the Estate selling the property have added a further overgrown parcel of land which allows the new owners to enlarge the cottage garden significantly or to create a vegetable garden or separate lower garden area. Wherwell is a beautiful village with outstanding walks in the surrounding countryside, to the River Test and near villages where there are well regarded pubs. It is also strongly rumoured that The White Hart public house in Wherwell is going to be completely overhauled and re-opened in the near future which will be a great enhancement to the village.

## **LOCATION**

The property is situated in the heart of the village of Wherwell, renowned for its many period properties and which also has a church, village hall, playing fields and primary school. There are charming country walks nearby including one along an unspoilt lane to the fine old Victorian 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 a little over an hour. The A303 is close at hand allowing convenient access to London and the West Country, and the cathedral cities of Winchester and Salisbury are approximately 20 minutes and 30 minutes distant respectively.

## **ACCOMMODATION**

### **Rear Entrance**

Path with steps to a wide covered porch and a half-obscure glazed panel door into:

### **Kitchen**

Double aspect. Stainless steel sink with drainer and mixer tap. Oak-effect roll-top work surfaces. Range of cream high and low-level cupboards and drawers. Undercounter recesses for appliances. Undercounter oven and grill with four-ring hob, tiled splashback, extractor fan with light over. Large windows to both side aspects. Limed oak-effect flooring. LED downlighters.



Part-obscure glazed panel door into:

|                     |   |
|---------------------|---|
| <b>Inner Hall</b>   | Limed oak-effect flooring, exposed ceiling joists, ceiling light point. Door to deep walk-in cloaks cupboard with obscure glazed window to rear, coat hooks. Further doors lead to:   |
| <b>Sitting Room</b> | Open fireplace (currently not in use) with large exposed beam above. Exposed ceiling beam and timbers. Wide picture window to front aspect. Ceiling light points. Doorway to foot of stairs where there is space for a desk, rear aspect window and ceiling light. Panel door to understairs cupboard housing Worcester oil-fired boiler. |
| <b>Dining Room</b>  | Wide window to front aspect. Exposed ceiling joist and light point. Limed oak effect flooring. High cupboard housing meter and fuse box.  |
| <b>Bathroom</b>     | White suite comprising pedestal wash hand basin, low-level WC, bath with tiled surround, mixer tap, electric Bristan overhead shower. Obscure glazed window. Mirror-fronted medicine cabinet. Extractor fan. Ceiling light point.   |

### **First Floor**

|                  |  |
|------------------|--|
| <b>Landing</b>   | Wide rear aspect window with attractive rural views. Ceiling light. Cupboard housing hot water cylinder with slatted shelving above. Panel doors to: |
| <b>Bedroom 1</b> | Large double bedroom with exposed beam at one end. Ceiling light. Window to front.   |
| <b>Bedroom 2</b> | Double bedroom. Window to front. Deep alcove to one side of chimney breast. Ceiling light.   |
| <b>Bedroom 3</b> | Single bedroom with wide high-level picture window overlooking the rear garden. Ceiling light.   |
| <b>WC</b>        | White suite comprising pedestal wash hand basin with tiled splashback and low-level WC. Side aspect window. Ceiling light.                           |

### **Outside**

|                    |   |
|--------------------|---|
| <b>Front</b>       | Cottage faces the village lane. Concrete hardstanding provides one small parking space to one end (a neighbouring cottage has pedestrian access to the side of this parking area which must not be blocked). Additional parking available along the lane      |
| <b>Rear Garden</b> | Raised brick-edged gravel terrace opens onto central lawn. Paved path leads to gravel edged paved terrace beneath metal pergola. Colourful herbaceous borders and mature shrubs. Very private and enclosed by mature hedging. Two garden sheds and raised oil |

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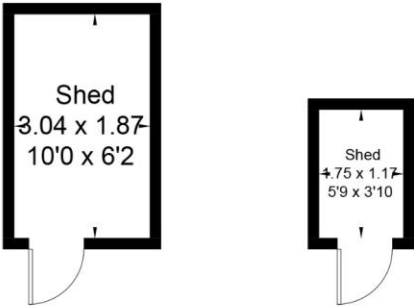
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**[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

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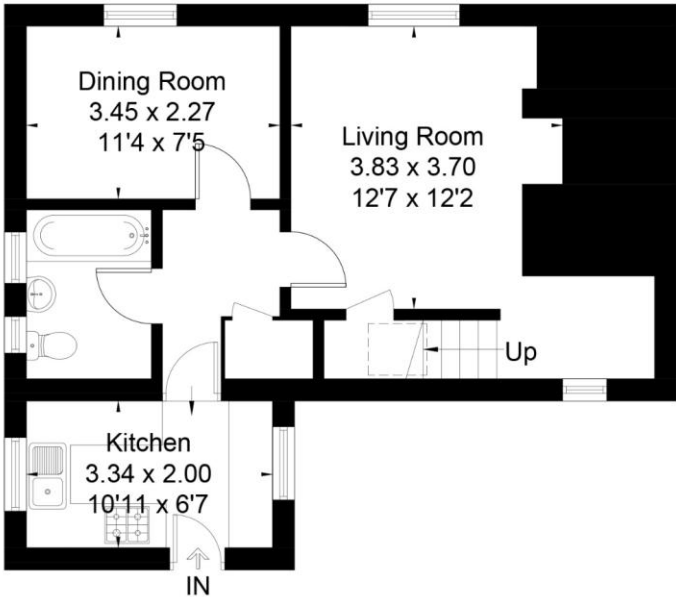
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Approximate Floor Area = 87.3 sq m / 940 sq ft  
(Excluding Shed)

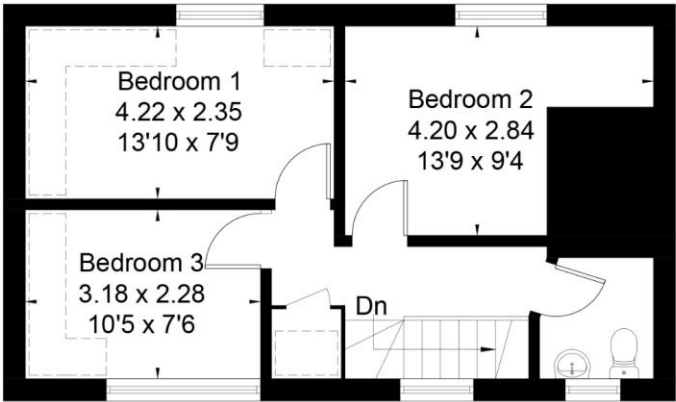


(Not Shown In Actual Location / Orientation)

[ ] = Reduced head height below 1.5m



Ground Floor



First Floor



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