



MAYFIELD, 26 HURSTBOURNE PRIORS
WHITCHURCH, HAMPSHIRE

EVANS & PARTRIDGE















MAYFIELD, 26 HURSTBOURNE PRIORS, WHITCHURCH, HAMPSHIRE, RG28 7SE

A SPACIOUS AND WELL PRESENTED DETACHED FAMILY HOUSE WITH INTEGRAL DOUBLE GARAGE STANDING IN A GOOD SIZE GARDEN WITH A WESTERLY REAR ASPECT AND A BEAUTIFUL OPEN VIEW TO THE FRONT TOWARDS PADDOCKS AND COUNTRYSIDE

**RURAL SETTING WITH OPEN VIEWS
BETWEEN LONGPARISH AND ST MARY BOURNE
EASY ACCESS TO WHITCHURCH STATION
VERSATILE FAMILY ACCOMMODATION
BEAUTIFUL VIEWS AND MATURE GARDEN**

OFFERS INVITED AROUND: £735,000 Freehold

DESCRIPTION

A detached family house with brick elevations under a tiled roof. The well presented accommodation includes a central reception hall and cloakroom, dual aspect living room with fireplace, dining room, study and kitchen/breakfast room which leads through to a large utility/work room. A small boot room links through to the large integral garage. The first floor comprises four bedrooms, en suite and family bathroom. The house is slightly elevated from the lane affording a beautiful open aspect to the front across paddocks and countryside. The rear garden is well enclosed and has the benefit of a westerly aspect.

LOCATION

Hurstbourne Priors is a picturesque village located in an Area of Outstanding Natural Beauty, featuring period properties and a peaceful rural atmosphere. Local amenities include an equestrian centre, historic churches, and a village cricket green. The nearest pubs are in nearby St Mary Bourne and Longparish. Whitchurch, about 2 miles away, offers a rail link to London in 65 minutes, and the area is well-served by schools, including Longparish Primary and Testbourne Community School (OFSTED outstanding). The village and local area is also renowned for outdoor activities, especially fishing on the River Test and River Bourne.

ACCOMMODATION

Approach	Brick steps rise to front door, lantern style light to one side.
Reception Hall	A spacious central area with part double height ceiling. Open tread staircase with balustrade to one side and wide half landing with picture window, enjoying views towards farmland and countryside. Parquet flooring. Central ceiling light point. Low understairs cupboard. Boiler cupboard. Oak panel and frame doors to:
Cloakroom	Long roll top sill with inset wash hand basin, mixer tap, large mirror above, light and cupboard beneath. Low level WC with concealed cistern. Storage unit. Ceramic tiled flooring. Ceiling light point. Obscure glazed window.

Living Room	A spacious dual aspect reception room. Attractive cast iron open fireplace with oak mantel piece and stone hearth. Wide sliding glazed doors on to the rear patio and garden. Large picture window to front aspect with beautiful open country views. Two ceiling light points.
Dining Room	Wide sliding glazed doors to rear patio and garden. Parquet flooring. Dado rail. Central ceiling light point.
Study	Window to front aspect with attractive views. Oak effect flooring. Central ceiling light point.
Kitchen / Breakfast Room	Well fitted and featuring a wide picture window overlooking the rear garden. Stainless steel one and a half bowl sink unit with mixer tap and drainer. Marble effect roll top work surfaces with metro tiled splash backs. Range of cream fronted high and low level cupboards and drawers. AEG cooker comprising double oven and grill with four ring hob over, extractor fan and light above in AEG stainless steel hood. Ceramic tiled flooring. Space for breakfast table. Undercounter recesses for fridge and freezer, integrated dishwasher. Alcove with high-level shelving. Louvre doors conceal a deep shelved larder cupboard, broom store to side. Ceiling spotlights. Oak panel door into:
Utility / Work Room	A useful dual aspect room. Long roll top work surface with inset stainless steel sink and cupboard beneath, under counter recesses and plumbing for washing machine slimline second dishwasher and tumble dryer. Space for table and dresser. Picture window to rear aspect. Further window to side aspect. Slate effect flooring. Ceiling spotlights. Panel door into:
Side Hall	Quarry tile flooring. Stable style door to rear garden. Coat hooks and ceiling light point. Opening at one end into integral garage.
<u>First Floor</u>	
Landing	Balustrade overlooking stairwell. Picture window with far reaching views to front aspect. Ceiling light point and loft hatch. Deep cupboard housing hot water cylinder with slatted shelving for airing. Further panel doors to:
Bedroom 1	A double bedroom with large rear facing window overlooking the main garden, towards paddocks beyond. Built-in double wardrobe. Central ceiling light point. Door to:
En Suite	Wash hand basin with mixer tap, double cupboard beneath. WC with concealed system, surrounding storage and mirror above. Sliding glass door into a large tiled cubicle with Aqualisa mixer shower. Tiled flooring and walls. Chrome towel radiator. Obscure glazed window. LED downlighters.
Bedroom 2	Double bedroom with picture window to front aspect with fabulous uninterrupted views across paddocks and countryside. Built-in double wardrobe. Ceiling light point.
Bedroom 3	Double bedroom with picture window overlooking the rear garden. Sliding mirror fronted double wardrobe. Central ceiling light point.
Bedroom 4	Single bedroom with built-in double wardrobe and window to front aspect with attractive views. Central ceiling light point.
Family Bathroom	Modern and well appointed. Roll top work surface with inset basin, range of cupboards below, low-level WC with concealed system. Fully tiled splashback with substantial mirror above, corner curved glass/tile shower enclosure with Aqualisa shower. Porcelain tiled walls and flooring. Tall chrome towel radiator. Downlighters, one incorporating extractor fan. Obscure glazed window.

Double Garage	Wide up and over door to the front. Workshop area to rear. Light and power connected. Space for freezers. Range of cupboards and drawers, wine racking. High ceiling.
<u>Outside</u>	
Front	Wide tarmac drive off lane leads to the double garage extending to one side in front of house which provides additional parking. Lawned areas slope down to the lane. Lavender borders. Flowering cherry and an impressive well stocked rose and flower border to the side of the front door. The side boundary is enclosed by mature mixed hedging. Timber gate to:
Rear Garden	Projecting to the rear and one side of the house with concrete patio area part covered by pergola with climbing grapevines. Large gently sloping lawn interspersed with apple and specimen trees, lavender hedging, and topiary features. Raised small gravel terrace surrounded by a rose and flower border. Further well stocked herbaceous borders and raised vegetable bed. Large aluminium frame greenhouse with soft fruit bushes to rear. Overall the garden is well enclosed by tall mixed hedging with fencing along one side boundary.
Services	Mains water, electricity and drainage. Main gas fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Council Tax Band	F

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

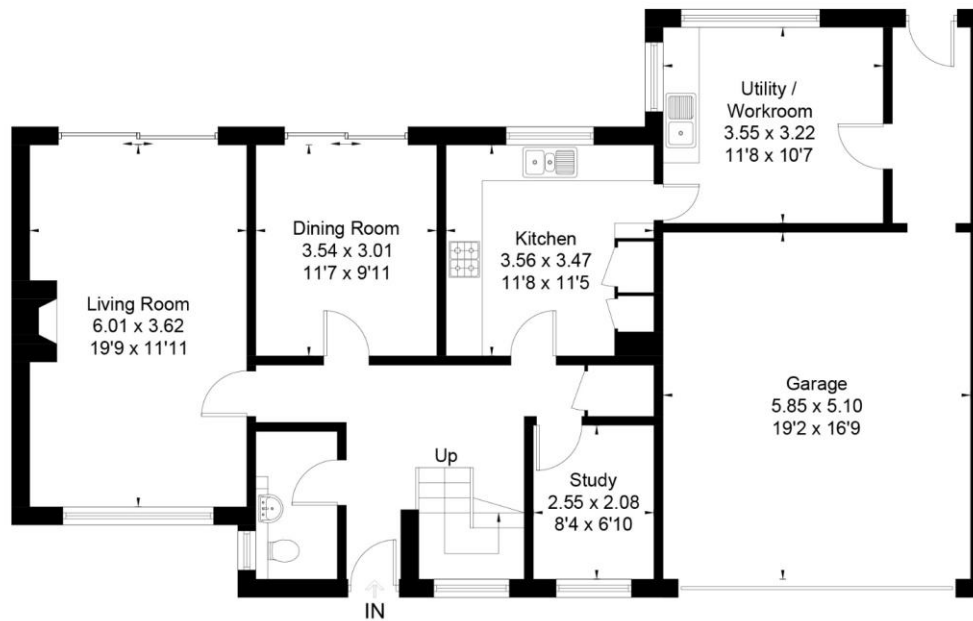
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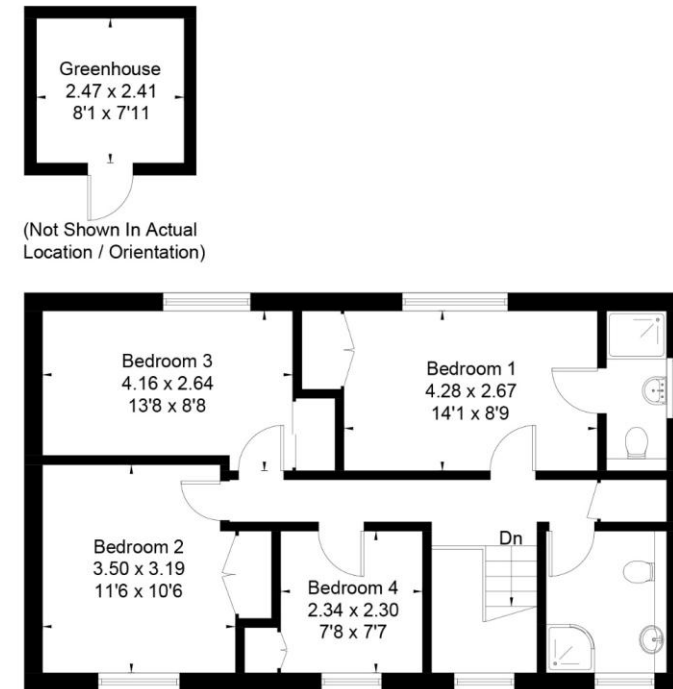
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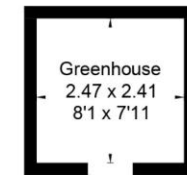
Approximate Floor Area = 180.5 sq m / 1943 sq ft (Including Garage)
 Greenhouse = 5.9 sq m / 63 sq ft
 Total = 186.4 sq m / 2006 sq ft



Ground Floor



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 #94310

