

17 HIGH STREET

WHERWELL, ANDOVER



EVANS & PARTRIDGE







17 HIGH STREET, WHEREWELL, ANDOVER, HAMPSHIRE, SP11 7JG

A PRETTY AND CHARMING SEMI DETACHED PERIOD COTTAGE WITH A LARGE GARDEN SITUATED IN THE HEART OF THIS BEAUTIFUL VILLAGE RENOWNED FOR ITS MANY BEAUTIFUL THATCHED COTTAGES AND IN THE HEART OF THE TEST VALLEY

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

OFFERS INVITED AROUND: £315,000 Freehold

DESCRIPTION

A semi detached Grade II listed cottage providing well presented accommodation and featuring a large south easterly facing rear garden. There may be potential to extend the rear of the property subject to planning and all required consents. 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 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 Access

Path leads to rear of the cottage, with leaded porch and outside light. Door with high-level glazed panel opens into:

Entrance Hall

Obscure glazed window to side. Ceiling light. Oak-effect roll-top surface with metro tile splashback, space and plumbing for washing machine beneath. Doors to concealed staircase, cloaks cupboard, bathroom and sitting room.

Sitting Room	Spacious reception room with impressive central exposed ceiling beam. Wide open fireplace at one end with slate hearth (currently not in use). Wide picture window to front. Wall and ceiling light points. High cupboard conceals meter and fuse box. Deep cupboard to one side of chimney breast. Understairs storage cupboard. Latch door to:
Kitchen / Dining Room	Oak-effect roll-top work surfaces with metro tile splashback. Ceramic 1½ bowl sink with drainer and mixer tap. High and low-level cupboards and drawers. Undercounter oven and grill with four ring hob, flush extractor fan and light. Integrated fridge and freezer. LED ceiling spotlights. Large picture window to rear with views of garden. Side aspect window. Space for dining table with overhead light. Extractor fan.
Bathroom	Stylish white suite comprising shaped bath with metro tile surround, mixer tap, and overhead mixer shower with curved glass screen. Pedestal wash hand basin with mixer tap, tiled splashback, mirror and shaver socket. Low-level WC. Oak-effect flooring. Obscure glazed window. Towel radiator. Ceiling light. Extractor fan.
First Floor	Staircase opens directly into:
Bedroom	Large double bedroom with exposed beams on side walls. Ceiling and wall lights. Wide picture window to rear with attractive views. Small pane window to front. Built-in double wardrobe. Low door to deep cupboard beside chimney.
<u>Outside</u>	
Front	The cottage faces the village lane. Picket fencing extends to side of cottage with gate to concrete path and paved area. Potential to create vehicle access and parking here (subject to consent).
Rear Garden:	Large central lawn interspersed with shrubs, trees, and mature borders. Timber garden shed and raised oil tank screened by trellis. At rear of the lawn is an old apple tree and access into an overgrown lower garden area, this space is partially shaded by sycamore and beech trees and offers excellent scope to extend the lawn into a fantastic cottage garden.
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 7JG
Council Tax Band	D

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

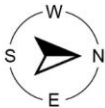
Tel. 01264 810702

www.evansandpartridge.co.uk

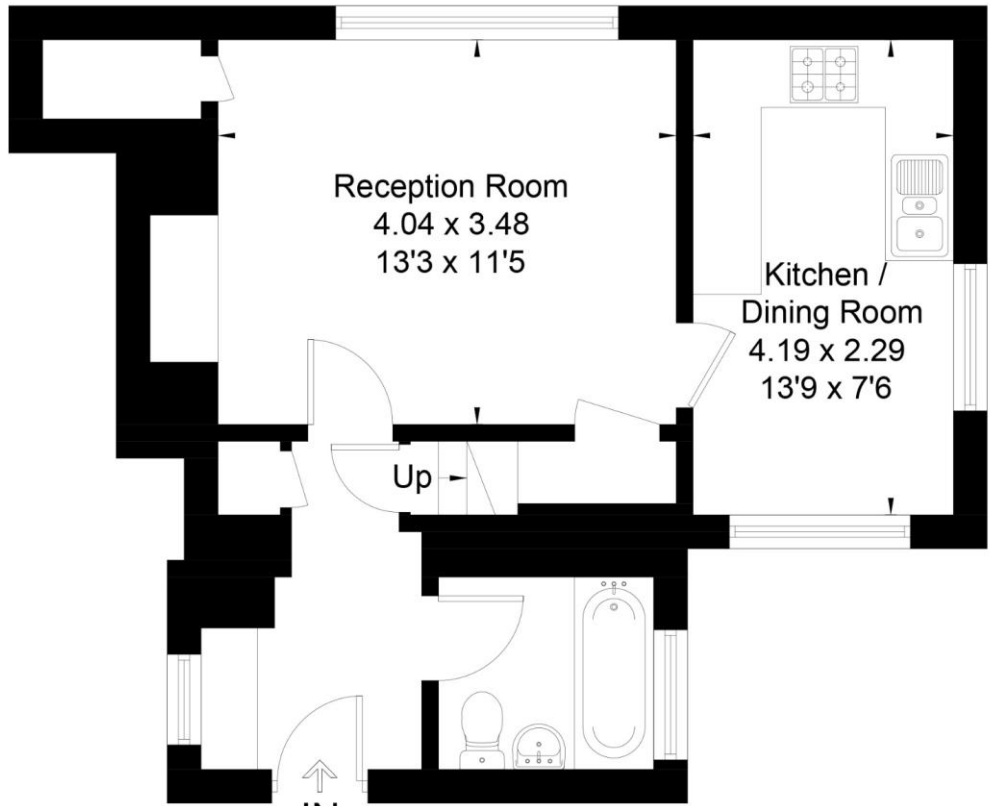
1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

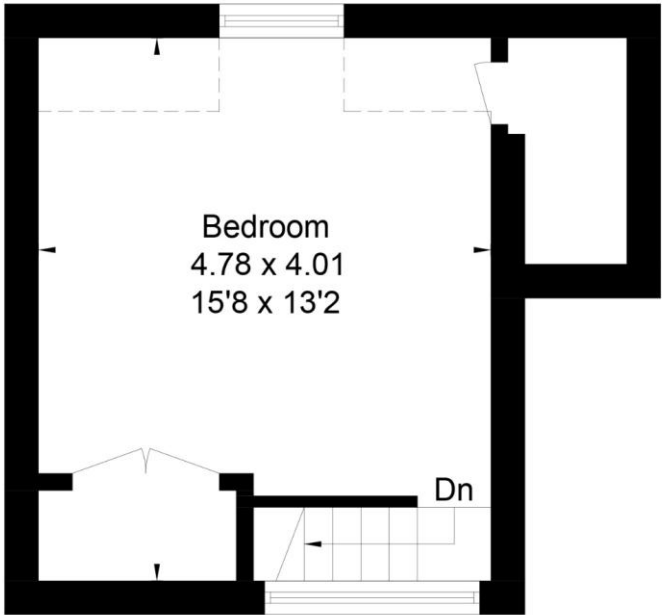
Approximate Floor Area = 61 sq m / 658 sq ft



[] = Reduced head height below 1.5m



Ground Floor



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #95072

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	67 D
39-54	E		
21-38	F		
1-20	G		