



EVANS & PARTRIDGE

1 AMPORT PARK MEWS
FURZEDOWN LANE, AMPORT











1 AMPORT PARK MEWS, FURZEDOWN LANE, AMPORT, HAMPSHIRE, SP11 8BS

LOCATED WITHIN A GRADE II LISTED COURTYARD FORMERLY SERVING AS STABLES FOR AMPORT HOUSE, THIS MEWS-STYLE END-OF-TERRACE HOUSE FEATURES HIGH CEILINGS, A DUAL-ASPECT RECEPTION ROOM, THREE BEDROOMS INCLUDING ONE WITH AN EN SUITE, A SHOWER ROOM, AND BENEFITS FROM A PRIVATE PARKING SPACE AND GARAGE.

**QUIET AND SECURE SETTING
PARKING AND GARAGE
3 BEDROOMS - EN SUITE - SHOWER ROOM
COUNTRY WALKS AND EXCELLENT PUB
SHORT DRIVE TO GRATELEY RAILWAY STATION**

OFFERS INVITED AROUND: £395,000 Share of Freehold

DESCRIPTION

An attractive end-of-terrace mews-style house forming part of a Grade II Listed courtyard of pretty homes, originally the stables and coach houses for Amport House. The front corner wall is curved, a distinctive feature designed to allow carriages to swing into the yard, now beautifully landscaped communal gardens. This characterful property offers high ceilings on the ground floor, a spacious dual-aspect main reception room, a generous reception hall and a galleried landing ideal for displaying art. There is a shower room on the first floor, while the second floor offers three bedrooms, one with an en suite. The property also benefits from a private parking space and a garage. Amport House, located near Andover in Hampshire, is a historic 19th-century Jacobean-style country house, once the ancestral home of the Marquesses of Winchester, with celebrated Arts and Crafts gardens designed by Edwin Lutyens in collaboration with Gertrude Jekyll. In 1957, it became home to the Royal Army Chaplains' Department and later the Tri-Service Armed Forces Chaplaincy Centre, serving as a place of spiritual retreat and training until its sale in 2020.

LOCATION

The property is situated toward the end of a no-through lane near the church in the sought after village of Amport, tucked away and set well back from the road. The village has an excellent primary school with Farleigh School, a leading private co-educational school only a short drive away. It also boasts the popular Hawk Inn and the renowned Hawk Conservancy and is conveniently situated for the A303 providing access to the West Country and London via the M3. The mainline railway link to London is via Grateley station which is a 6 minute drive away (Waterloo in 75 mins) as well as in Andover (Waterloo in just over the hour). A shop and post office can be found in the adjacent village of Abbots Ann and also Weyhill, with its popular Hillier Garden Centre complex. A range of comprehensive leisure, entertainment and shopping facilities can be found in the nearby towns and cities of Stockbridge, Winchester, Salisbury and Andover.

Entrance Hall	Cobbled approach to a leaded porch with an outside lantern style light. Panel door with a high level obscure glazed fanlight leads into:
Reception Hall	Featuring a double height ceiling with a galleried landing above, providing extensive wall space ideal for displaying art. Oak effect flooring and wide coir mat at threshold. Low cupboard conceals the meter and fuse box. A turning staircase with an exposed balustrade on one side rises to the first floor and gallery landing. Panelled doors lead to the kitchen and Living/Dining Room.
Living / Dining Room	A substantial reception space with dual aspect windows and impressive high ceilings. Large high level 12 pane sash window faces the front with additional low level sash windows to the side. The room features two pendant light points and a former serving hatch (currently closed) to the kitchen.
Kitchen	The kitchen includes granite effect roll top work surfaces, a corner stainless steel sink with drainer and mixer tap and a range of high and low level cupboards and drawers. It is equipped with an under counter oven and grill, a four ring hob with stainless steel splashback, extractor fan and light above. Integrated Bosch dishwasher, under counter fridge, freezer and washing machine are all included. A concealed Grant oil fired boiler is installed, and a deep cupboard under the stairs houses a pressurized hot water tank and slatted shelving.
Gallery Landing	The gallery landing has an L-shaped balustrade overlooking the staircase and reception hall. A further turning staircase leads to the second floor and bedrooms. Panel door into bathroom.
Bathroom	The bathroom features travertine tile flooring and partly tiled walls. The washstand includes a basin with mixer tap, double cupboard beneath and a mirror fronted double cupboard above. The bathroom also has a high level WC and a step up walk in shower/wet area with mixer shower; towel radiator, LED downlighters and a partially obscure glazed window.
Landing	The landing has a wide window and loft hatch. Panel doors lead to two bedrooms and an en suite bathroom.
Principal Bedroom	The principal bedroom (double room) with double sash windows overlooking the courtyard gardens. Pendant light point.
En Suite Bathroom	The en suite bathroom includes a basin with mixer tap, mirror and downlighters above, double cupboard beneath, low level WC with a concealed system and additional cupboard over. Double ended panelled bath with fully tiled surround, glass shower screen and mixer shower. The room features tiled flooring and walls, a towel radiator, extractor fan, wide window and LED downlighters.
Bedroom Two	Bedroom two is a generous double with dual aspect sash windows overlooking the courtyard and the gable end. It has a feature curved wall and pendant light point.
Bedroom Three	Smaller guest double with a sash window to the side aspect, wood flooring. Pendant light point.

Outside	The property fronts an attractive courtyard interspersed with well stocked borders and a sheltered communal area ideal for outdoor dining. Single parking space and a single garage or workshop; additional parking is available along Furzedown Lane.
Services	Mains water and drainage, electricity, oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 8BS
Council Tax Band	E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702

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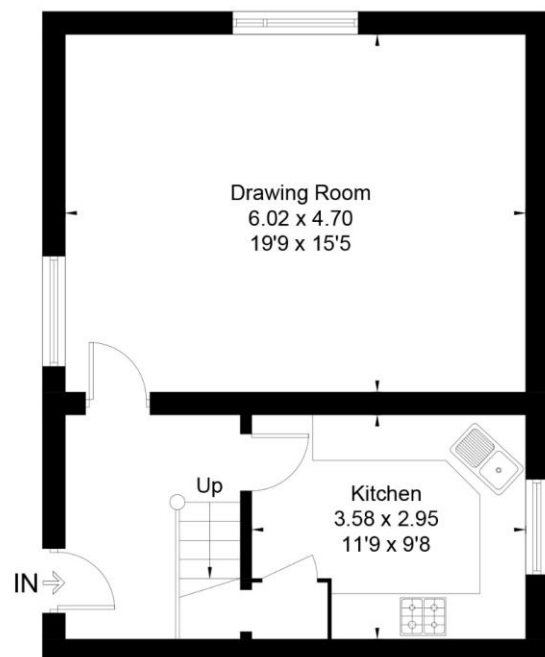
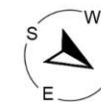
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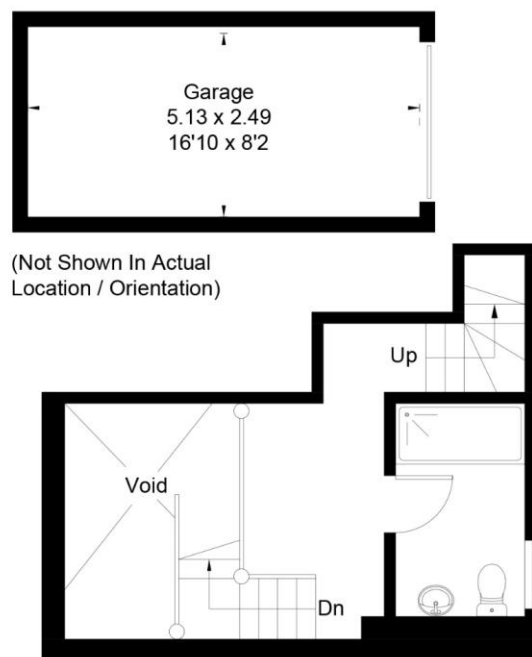
Approximate Floor Area = 111.7 sq m / 1202 sq ft (Excluding Void)

Garage = 12.9 sq m / 139 sq ft

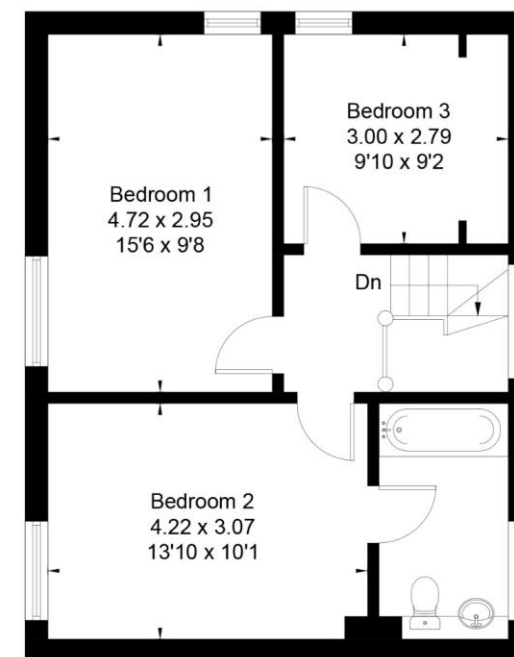
Total = 124.6 sq m / 1341 sq ft



Ground Floor



First Floor



Second Floor



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