



MISTLEY, WILDHERN
HAMPSHIRE

EVANS & PARTRIDGE







MISTLEY, 17E WILDHERN, ANDOVER, HAMPSHIRE, SP11 0JE

A SIGNIFICANTLY EXTENDED INDIVIDUAL DETACHED PROPERTY OFFERING SPACIOUS FAMILY ACCOMMODATION WITH FOUR DOUBLE BEDROOMS, A RANGE OF USEFUL OUTBUILDINGS AND AN ATTRACTIVE PRIVATE GARDEN, APPROACHING A QUARTER OF AN ACRE, PEACEFULLY LOCATED ON THE EDGE OF THIS ATTRACTIVE RURAL VILLAGE.

**QUIET EDGE OF VILLAGE SETTING
LARGE PRIVATE GARDENS
GENEROUS PARKING AND RANGE OF OUTBUILDINGS
4 DOUBLE BEDROOMS - 2 EN SUITES - BATHROOM
COUNTRY WALKS
AN AREA OF OUTSTANDING NATURAL BEAUTY**

OFFERS INVITED AROUND: £765.000 Freehold

DESCRIPTION

A charming 1920s detached home offering versatile accommodation over two floors, thoughtfully extended by the current owners who have enjoyed living here for over 20 years. The property features a spacious living room with fireplace and doors leading to the terrace and main garden; a generous open-plan kitchen ideal for family life and entertaining, complete with a dining area and log-burner. Additional ground floor spaces include a utility/boot room, cloakroom, two double bedrooms, and a family bathroom. Upstairs, there are two en suite double bedrooms, including a particularly impressive principal suite with vaulted ceiling and Juliet balcony overlooking the large private garden. Set back from the lane behind gates the landscaped plot of approximately 0.22 acres includes extensive parking, two lawned areas, a kitchen garden. There are a variety of outbuildings including a studio/gym, summer house, workshop, storage sheds and a greenhouse.

LOCATION

Wildhern is a picturesque village bordering the North Wessex Downs, an Area of Outstanding Natural Beauty, offering a village hall, playing fields, floodlit tennis courts, and a children's play area. This property is situated on the edge of the village, enjoying a peaceful rural setting with access to open countryside. Nearby towns such as Andover and Newbury provide a broader range of shopping and leisure facilities. Excellent transport links include the A303 and M3 for access to London and the West Country, with train services from Andover to London Waterloo (approx. 70 mins) and from Newbury to London Paddington (approx. 50 mins). Winchester, Basingtoke and Salisbury are all within easy reach. Local schools include primary options in Appleshaw and Hurstbourne Tarrant, as well as renowned independent schools such as Rookwood, Farleigh, St Gabriel's, Thorngrove, and Horris Hill.

ACCOMMODATION

Approach	Wide tiled porch set on exposed posts standing on low brick plinths. Overhead light. Sandstone paved flooring. Panelled front door with obscure glazed panels and fanlight leading into:
Hall	Stairs rise to the first floor. Downlighters. Doors lead to bedrooms three and four, family bathroom, and the open plan kitchen with dining area.
Open Plan Kitchen/Separate Dining Area	The dining area features a log burning stove on a raised stone hearth and a picture window to the side/South aspect. There is ample space for a family table and dresser, complemented by oak display shelving and a central ceiling light. Kitchen breakfast area, which includes solid oak block work surfaces and a one and a half bowl stainless steel sink with mixer tap, drainer, and tiled splashback. A comprehensive range of high and low level cream cupboards and drawers incorporate curved units and deep pan drawers, alongside a tall glass fronted larder cupboard with spotlight above. A central oval oak topped island provides further storage and houses a five ring LPG hob with extractor fan and lighting above. Additional features include an integrated fan oven with combination oven above, integrated fridge, freezer, and dishwasher. Recessed downlighters illuminate the space, which also enjoys windows to the rear and side aspects and a UPVC glazed door which leads to the side terrace. Part glazed oak framed doors open into the living room and utility or boot room.
Living Room	A spacious square dual aspect reception room with a central open fireplace housing a large log burning stove on a raised stone hearth with a decorative cast iron surround. Glazed double doors with additional side panels open onto the rear terrace and main garden. A high window provides further light from the side aspect. Wall light points, wiring for a central pendant.
Utility/Boot Room	Roll top work surface with inset stainless steel sink, drainer, and mixer tap. High and low level cupboards and drawers offer storage, with space for a tall fridge freezer. Dedicated recesses accommodate a washing machine and dryer. Wall hung Ideal boiler. A deep alcove offers numerous coat hooks and high level shelving. Window to the front aspect and a half glazed door to the outside. LED downlighters and slate effect flooring complete the space. Door leads to the cloakroom.
Cloakroom	Wash hand basin with corner mixer tap and double cupboard beneath, tiled splashback and mirror fronted cabinet above. Low level WC. Obscure glazed window, ceiling light, and extractor fan.
Bedroom Three	A large square double bedroom with picture window to the front aspect and central pendant light.
Bedroom Four	A large square double bedroom with picture window to the front aspect and central pendant light.

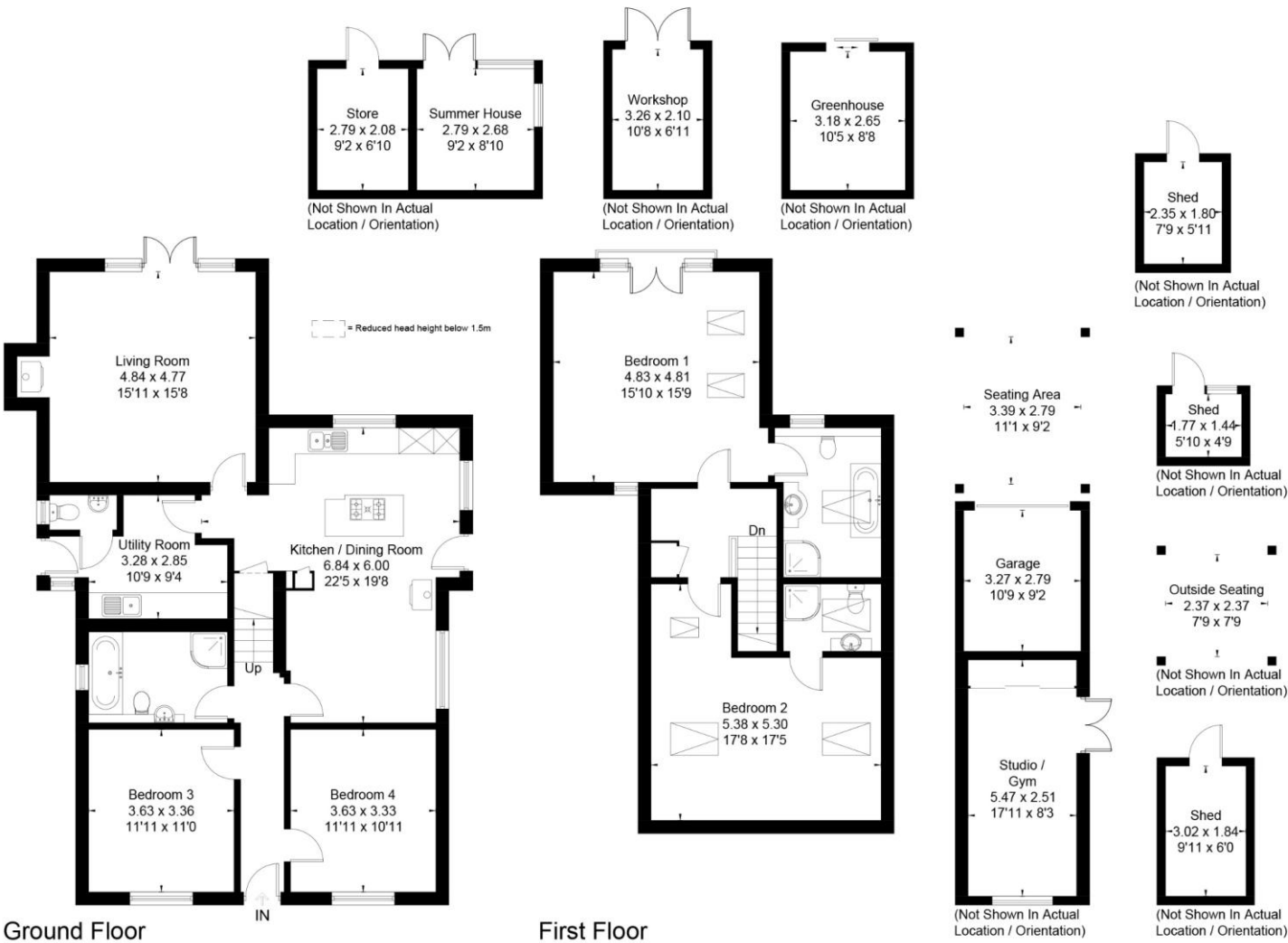
Family Bathroom	This family bathroom includes a white suite with a double ended bath fitted with central tap and retractable handheld shower, wide wash hand basin with mixer tap set beneath a large mirror with spotlight and adjacent storage drawers. Low level WC has a concealed cistern, large curved glass and tiled shower enclosure featuring a mixer and a rainfall shower. Full height ceramic tiled walls, tiled flooring with electric underfloor heating, heated towel rail, and ceiling light.
Landing	Balustrade overlooking the stairwell, skylight to the side aspect and an eaves cupboard. Oak doors lead to:
Principal Bedroom	A substantial triple aspect double bedroom with vaulted ceiling and wide glazed Juliet balcony overlooking the rear garden. Two skylights are positioned to the side, with an additional high window to the front. A contemporary central pendant light complements the space, which has ample room for substantial bedroom furniture. An oak glazed door leads into the en suite bathroom.
En Suite Bathroom	A large and well appointed bathroom with a white suite including a bath with central tap and handheld shower. A wide ceramic wash basin with mixer tap is set beneath a mirror and lighting, with a double cupboard below and a toothbrush charging stand. The low level WC has a concealed cistern, with cupboards extending to either side. Separate large glass tiled shower with mixer and rainfall showerheads. Slate effect flooring, a window to the rear aspect, a skylight to the side, a heated towel rail, LED downlighters, and an extractor fan complete this elegant room.
Bedroom Suite Two	A further large double bedroom currently used as a combined guest bedroom and study area. Two skylights provide light to one side and a further skylight to the opposite aspect. LED downlighters and a loft hatch are fitted, with access to eaves storage. An oak door leads into the en suite shower room.
En Suite Shower Room	Fitted with a wide ceramic wash basin with mixer tap, tiled splashback, and an oval mirror above. There are cupboards and drawers beneath, a skylight adds natural light.
Front	A gravel driveway accessed via a five bar gate from the village lane forms an L shape and offers generous parking space for motor home/boat/horsebox. It is enclosed on all sides by mature hedging and close board fencing. Access leads to the front entrance porch.
Side Terrace	Adjacent to the kitchen is a sandstone paved terrace with space for table and chairs beneath a pergola adorned with trained wisteria. A picket fence separates this area from the driveway while allowing vehicle access to the former tandem garage.
Tandem Garage and Studio	This structure has smooth rendered elevations beneath a tiled roof. The front section has been converted into a bike and garden store with an electric roller door, lighting, and power. The remaining two thirds of the building has been converted into a useful dual aspect studio or gym, with glazed double doors and a picture window to one end overlooking the kitchen garden. The space features oak effect flooring, downlighters, and mirror fronted storage.
Main Rear Garden	The garden includes a substantial L shaped sandstone terrace ideal for outdoor entertaining, with surrounding planted borders. The upper garden features a central lawn bordered by raised gravel beds, herbaceous planting, ornamental trees, and a well organised kitchen garden with raised beds along one boundary. A well built summer house with adjoining store, a large shed, and a log store add utility space. The lower garden offers an extended lawn with a stepping stone path leading to a pergola ideal for enjoying the evening sun. A circular brick edged Astroturf platform accommodates a swimming pool. Additional sheds and a greenhouse are also present. The entire rear garden is fully enclosed by tall fencing, mature trees, and hedging, which offers exceptional privacy.
Services	Mains electricity and water, LPG heating, private drainage. Broadband internet and Cat 6 hard data wiring to all bedrooms, kitchen & living areas providing telephone, data, satellite, TV on all points. No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 0JE
Council Tax Band	E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
Tel. 01264 810702
www.evansandpartridge.co.uk

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Approximate Floor Area = 176.8 sq m / 1903 sq ft
Outbuildings = 52.3 sq m / 563 sq ft
Total = 229.1 sq m / 2466 sq ft (Including Garage / Excluding Sheds / Open Spaces)



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 #94783

