

SHOETREE COTTAGE, HIGH STREET MONXTON, HAMPSHIRE



EVANS & PARTRIDGE















SHOETREE COTTAGE, HIGH STREET, MONXTON, ANDOVER, HAMPSHIRE, SP11 8AW

**A PICTURESQUE SEMI-DETACHED PERIOD COTTAGE NESTLED IN THE HEART OF THE VILLAGE WITH BEAUTIFUL GARDENS
LEADING DOWN TO THE PILL HILL BROOK**

**LARGE QUIET GARDEN WITH RIVER SIDE TERRACE
VIEW OVER WATER MEADOWS AND TREES
INGLENOOK AND NEW LOG BURNING STOVE
SITTING ROOM - DINING ROOM - KITCHEN/BREAKFAST ROOM
THREE DOUBLE BEDROOMS - BATHROOM - SHOWER ROOM
FIBRE BROADBAND**

OFFERS INVITED AROUND: £525,000 Freehold

DESCRIPTION

A charming Grade II listed semi-detached period cottage, extended in recent years and offering a wealth of character throughout. The property is constructed of whitewashed brick and flint elevations to the front, with brick to the rear, all beneath a thatched roof, the back was re-thatched in 2017, the front more recently in 2023. Believed to have once been a cobbler's house, operating the cobblers next door. The cottage retains many original features, including an impressive inglenook fireplace, exposed beams, and timber framework. A recent extension has added a new ground floor shower room providing a practical addition to the original layout. The ground floor also includes a cosy sitting room with a new log-burning stove set within the inglenook fireplace, a separate dining room, and a generous farmhouse-style kitchen/breakfast room with an extensive range of units and a stable door opening to the rear garden. Upstairs, there are three bedrooms and a family bathroom. The rear garden is a particularly attractive feature, well maintained and extending down to the banks of the Pill Hill Brook, with a riverside patio area overlooking water meadows full of wildlife, offering a peaceful and private outdoor space.

LOCATION

Located in the Monxton Conservation Area, known for its thatched cottages, church, and recently renovated village hall, with Amport village nearby offering a good C of E primary school and a pub within walking distance. Andover, an 8-minute drive away, has a mainline station with a fast train to London Waterloo in about 58 minutes, plus shopping, leisure facilities, and schools including Rookwood. Winchester and Salisbury are both around a 30-minute drive; Salisbury has two grammar schools and private schools including, The Cathedral School and Godolphin School with extensive school buses, while Winchester is home to St Swithun's School. Farleigh School is also nearby. Local outdoor activities include fishing on the River Test and golf courses. The A303, M3, and A34 provide easy access to London, the West Country, the Midlands, and the North.

ACCOMMODATION

Entrance

Cobbled front border. Timber gate (shared with neighbouring cottage) giving access to the rear garden. Outside light and further timber gate to garden. Tiled porch with light. Panel door into:

Living Room	Mellow brick inglenook fireplace fitted with a recently installed wood burner, exposed beam over and raised hearth on two levels.
Dining Room	Exposed beams and framework. Window to front aspect. Built in book/display shelving to one side. Latch stable door with concealed staircase rising to first floor and additional door to Shower Room.
Kitchen Breakfast Room	Villeroy & Boch ceramic glazed sink with mixer tap. Extensive range of cream panelled high and low cupboards and drawers. Butcher block work surfaces with ceramic tiled splash back and concealed lighting. De Detrich four ring ceramic hob with extractor fan and light, concealed hood above. Neff oven and grill with cupboards above and below. Neff microwave. Integrated dishwasher, freezer and fridge. Two double glazed windows overlook the rear garden. Cupboard, shelving above. Plumbing for washing machine and space for drier. Exposed timber to ceilings. Terracotta tiled floor. Latch door into large understairs cupboard with light. Stable door with central bulls eye panel leading into rear garden.
Shower Room	Housed within a recent extension. Low level WC incorporating hand basin over cistern. Sliding glass door into large enclosure with mixer shower, towel radiator. Obscure glazed window to side aspect.

FIRST FLOOR

Landing	Access to loft space. (Smoke detector and light in loft) Wall light point. Exposed timbers. Built in cupboard with shelving above. Radiator with thermostat. Latch doors to bedrooms and bathroom.
Bedroom 1	Window to front aspect. Exposed brick chimney breast. Exposed timbers and framework. Two wall light points. Radiator with thermostat.
Bedroom 2	Double glazed window with a fine view over the main garden. Range of fitted wardrobes. Airing cupboard. Further deep storage cupboard. Radiator with thermostat. Wall light point.
Bedroom 3	Window to front aspect. Radiator with thermostat. Exposed timber and framework. Access to loft with fitted smoke detector and light, half boarded.
Bathroom	White suite with panelled bath with mixer tap and shower attachment, shower unit and screen. Low level WC. Pedestal wash hand basin with mixer tap. Mirror. Corner shelving. Shaving socket. Ceramic tiled floor. Heated towel rail. Extractor fan. Exposed beam.

OUTSIDE

Rear Garden

A beautiful feature to this cottage. Large block paved terrace to rear of cottage. Long level lawn with deep well stocked herbaceous borders to either side with the boundaries well enclosed with fencing Timber garden shed. Outside tap and light. External power point. Recently installed Grant oil fired boiler. At the rear boundary the garden meets the Pill Hill Brook a chalk stream. A beautiful terrace area has been created with two sandstone patios, central gravel border under a large pine tree. One of the patios has new iron railings overlooking the river and water meadows beyond. The neighbouring cottage has a pedestrian right of way behind Shoetree Cottage to the side passage and out to the lane, this is seldom used.

Services

Mains water and drainage, oil central heating, electricity. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.

Council Tax

Test Valley Borough Council - Tax Band E

Directions

SP11 8AW

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

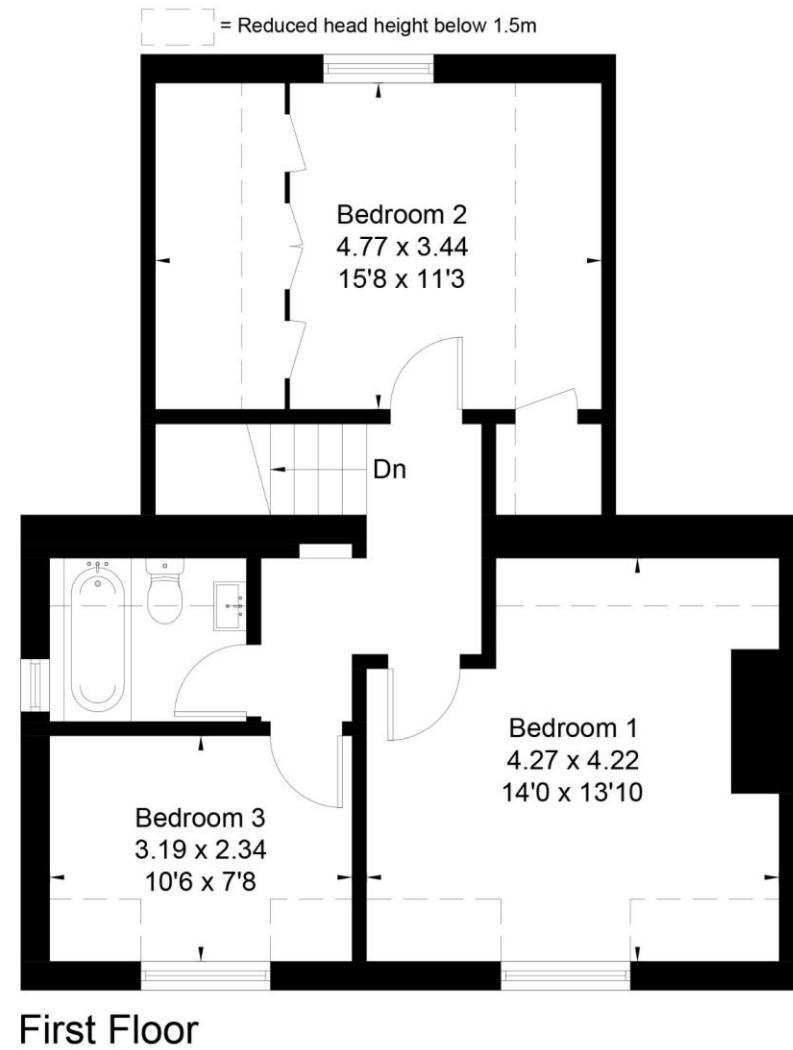
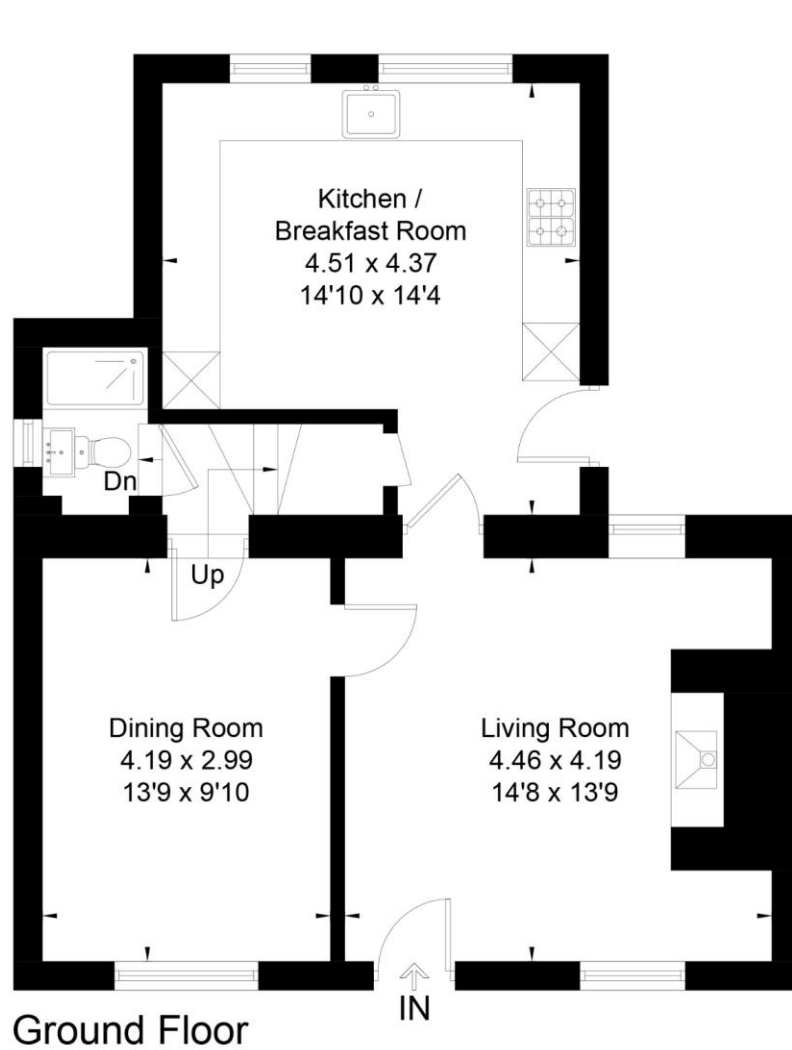
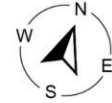
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Approximate Floor Area = 111.3 sq m / 1198 sq ft



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 #95828