



EVANS & PARTRIDGE

5 FAIRPIECE
WHERWELL, HAMPSHIRE











5 FAIRPIECE, WHERWELL, ANDOVER, HAMPSHIRE, SP11 7JD

A SEMI-DETACHED THREE DOUBLE BEDROOM HOUSE IN A TUCKED AWAY IN A QUIET ELEVATED POSITION OFF A NO-THROUGH LANE WITH ACCESS TO EXTENSIVE COUNTRY WALKS IN THIS HIGHLY SOUGHT AFTER TEST VALLEY VILLAGE.

RECEPTION HALL
SITTING ROOM - LIVING ROOM - STUDY/BED 4
KITCHEN/BREAKFAST ROOM WITH ADJOINING DINING AREA
THREE DOUBLE BEDROOMS - BATHROOM - SHOWER ROOM
OFF ROAD PARKING - GARAGE - POTENTIAL STUDIO
GARDEN WITH VIEWS

OFFERS INVITED AROUND: £550,000 Freehold

DESCRIPTION

A charming semi-detached older style house with brick elevations beneath a tiled roof offering characterful and versatile accommodation. The property includes a reception hall, ground floor shower room, two reception rooms each with a fireplace and a study that could serve as a fourth single bedroom. The central sitting room opens into a dining area with a vaulted ceiling which in turn leads to the kitchen and breakfast room. On the first floor there are two double bedrooms and a bathroom while the third and largest bedroom occupies the top floor. Outside there is an attached garage and workshop housing the boiler with an adjoining store that could be adapted as a studio. The rear garden features a raised terrace with pleasant views and a lower lawned area. A notable feature of the property is its peaceful and secure setting shared with only a few neighbouring homes along a quiet no-through track.

LOCATION

The property is quietly situated in an elevated position in 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

Entrance	Wide covered entrance porch with exposed post, space to store logs. Outside lantern style light. Panel door into:
Reception hall	Window to side aspect. Ceramic tile flooring and central pendant light point. Panel door concealing a deep cloaks cupboard with hanging rail and shelf. Further doors to dining area and sitting room.

Sitting Room	Tall open fireplace housing a log burning stove on raised granite hearth. Deep recesses to either side, one with high level display shelves. Oak effect flooring, central ceiling spotlights, wide opening and step up into dining area and kitchen/breakfast room. Pitch pine panel door to inner hall and further pine glazed door into:
Living Room	A light and airy reception room with glazed double doors and a window to the rear aspect opening onto the rear terrace and providing far reaching views over the valley. Fireplace with quarry tiled hearth and display sill above. Recesses to either side of the chimney breast with book and display shelving. Exposed pine floorboards and wall light points.
Dining Area	An open plan central room connecting the sitting room and kitchen/breakfast room. Vaulted ceiling with four large Velux skylights. Oak effect flooring, wall light points and space for family or entertaining table. Wide central opening into:
Kitchen/Breakfast Room	Double aspect room with long roll top work surfaces and mainly ceramic tiled splashbacks. A range of oak fronted high and low level cupboards and drawers, including deep pan drawers and high level open fronted corner shelving. Belling freestanding cooker with double oven, grill and four ring ceramic hob. Space for tall fridge/freezer. Stainless steel sink with mixer tap and drainer. Recess and plumbing for slimline dishwasher. Ceramic tile flooring and space for family breakfast table in centre of room. Windows to front and side aspects. Downlighters.
Inner Hall	Split level with alcove shelving. Door to deep understairs storage cupboard. Further panel doors to integral garage, study and shower room.
Study	Space for desk with shelving above. Window to rear aspect with far reaching views. Pendant light point.
Shower Room	Wash hand basin with corner mixer tap and cupboard beneath. Low level WC and corner glass tiled shower enclosure with electric shower. Ceramic tile flooring, window to front aspect, ceiling light and extractor fan.
<u>First Floor</u>	
Landing	Balustrade and whitewashed exposed floorboards. Window to side aspect and spotlight. Further staircase rising to second floor and the third bedroom. Pitch pine panel doors to:
Bedroom One	Picture window to rear aspect with far reaching views over part of the village, the church spire and beyond across the Test Valley. Cast iron Victorian fireplace and recesses to either side of the chimney breast, suitable for freestanding or built-in furniture. Display shelving and pendant light point.
Bedroom Two	Double bedroom with picture window to front aspect. Cast iron Victorian fireplace and recesses to either side of the chimney breast, one with low level cupboard and shelving above. Pendant light point.
Family Bathroom	Panel bath with mixer tap and handheld shower attachment. Pedestal wash basin with tiled splashback and mirror above. Low level WC. Obscure glazed window, ceiling light and extractor fan.

Second Floor

Bedroom Three	A large triple aspect double bedroom with Velux skylights to front and rear aspects and a further window at the gable end giving far reaching views across the Test Valley. Exposed pine floorboards and spotlights.
Garage and Workshop	Cavity block and brick elevations beneath a tiled roof. Double doors open onto driveway with high level glazing. Pendant light points. Worcester oil fired boiler. Space and plumbing for washing machine and dryer. Door into inner hall. Stud work partition wall with central opening into work room or potential studio. Similar construction with UPVC glazed double doors to rear aspect opening onto the garden. Elevated views and pendant light point.
<u>Outside</u>	
Front	The property is set well back from the road off a gravel track serving a handful of semi-detached properties. To the front of the house and garage there is a gravel parking area for two large vehicles. Raised oil tank and Flemish bond brick wall to side boundary. Attractive Wisteria trained to the front corner of the house.
Rear Garden	Featuring a raised paved brick edged terrace outside the living room doors, ideal for barbecues and entertaining, with views over the rooftops. Steps descend to an L-shaped lawn well screened to the boundaries by low, close-boarded fencing.
Services	Mains water and drainage, oil central heating, BT Broadband. 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 7JD

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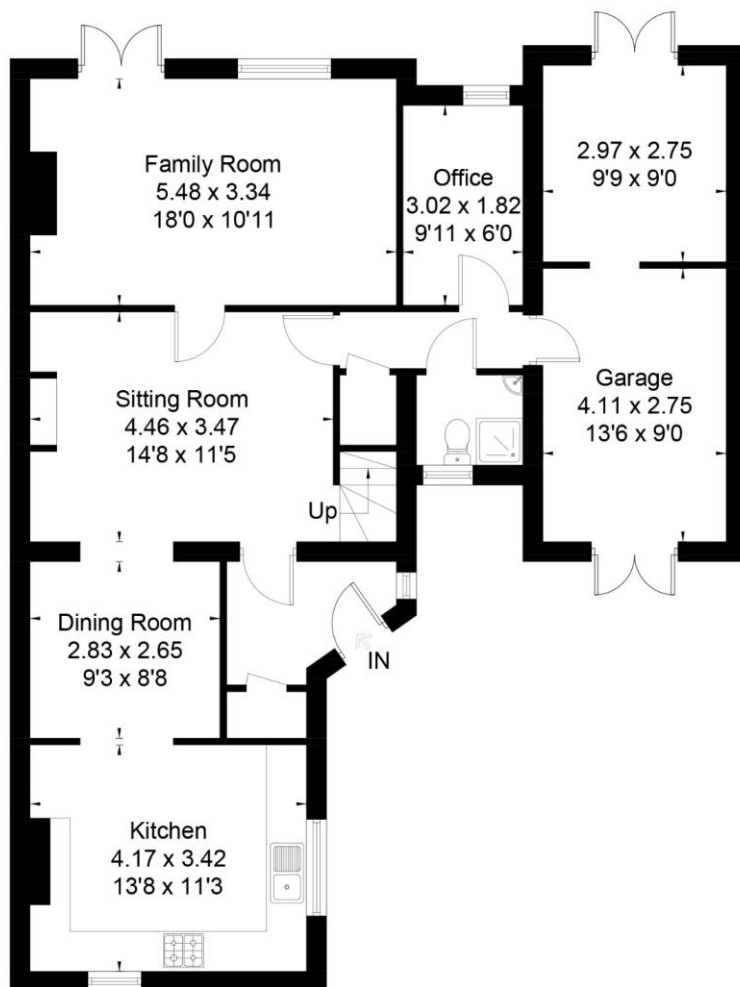
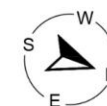
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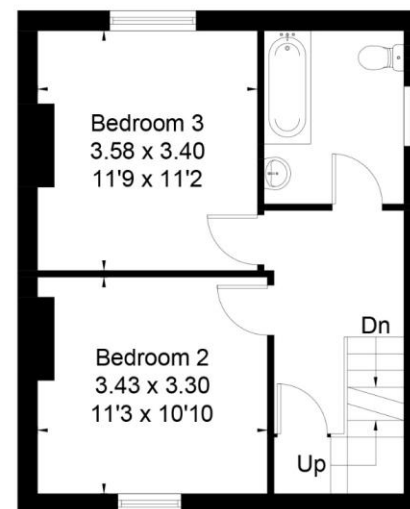
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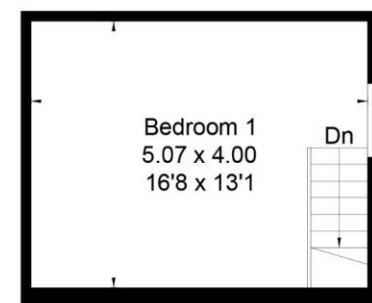
Approximate Floor Area = 133.2 sq m / 1434 sq ft
 Garage = 19.7 sq m / 213 sq ft
 Total = 152.9 sq m / 1647 sq ft



Ground Floor



First Floor



Second Floor



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