

ORCHARD COTTAGE

WEYHILL, HAMPSHIRE



EVANS & PARTRIDGE















ORCHARD COTTAGE, WEYHILL ROAD, WEYHILL, ANDOVER, SP11 0PP

OUTSTANDING BRAND NEW SIX-BEDROOM FAMILY HOUSE WITH OPEN COUNTRY VIEWS, SET ON NEARLY AN ACRE WITH A LONG DRIVEWAY, AMPLE PARKING AND A DOUBLE GARAGE

**SET WELL BACK FROM THE ROAD
FAST DRIVE TO RAILWAY STATION AND MAIN ROAD CONNECTIONS A303/A34
APPROACHING AN ACRE
SUPERB VIEWS OVER COUNTRYSIDE
BRAND NEW - NO CHAIN
10 YEAR STRUCTURAL WARRANTY
3,641 SQ FT - HOUSE AND GARAGE
FIBRE BROADBAND TO THE PROPERTY**

OFFERS INVITED AROUND: £1,350,000 Freehold

DESCRIPTION

An attractive detached newly built house traditionally constructed with brick elevations beneath a slate roof with lead dressings and an oak porch, benefiting from a ten-year structural warranty; air source heating with five zone underfloor distribution on the ground floor and radiators on the first and second floors and an array of PV solar panels. The double garage has an electric door and EV charger. The accommodation including the garage extends to approximately 3,641 square feet. The ground floor comprises of a welcoming central hall with cloakroom, living room with fireplace and log-burner, separate family room and a stunning open-plan kitchen spanning the rear of the house, complemented by a spacious walk-in larder and a well-appointed utility and side entrance, large sitting and dining area opening onto terraces, gardens with superb open country views, . The first floor is arranged around a central landing with a further staircase to the second floor, featuring a principal bedroom with dressing area and large en-suite bathroom, a guest bedroom with en-suite, two further double bedrooms and a family bathroom. The second floor offers a landing and central shower room serving two further large bed/sitting rooms, ideal for teenagers or hobby rooms. The property stands in grounds of an acre of fairly level gardens interspersed with trees, including large beech trees along one boundary, with sandstone terraces positioned to enjoy the far-reaching views.

LOCATION

The property is situated in the village of Weyhill, just 1.5 miles from the excellent new Hillier Garden Centre complex. The village has a good range of facilities including a Londis convenience store, butchers, Pink Olive restaurant, garage and church as well as a craft centre within the restored Fair Ground nearby which also houses the popular Fairground Cafe. Andover, just 3 miles away, offers a comprehensive range of shopping, educational and leisure facilities as well as a mainline railway station providing fast services to London (Waterloo is just over the hour). Stockbridge is with in just 10 miles. Access to the A303 is about a mile away, providing excellent routes to London and the West Country. The cathedral cities of Winchester and Salisbury are around 20 miles, Newbury is 17 miles to the north and Basingstoke 25 miles to the east. The New Forest and South Coast can be reached in about an hour. There are an abundance of excellent schools nearby, including Farleigh School (12 minutes), Ampert Primary (10 minutes) and Rookwood School (7 minutes), as well as multiple schools in Salisbury (approximately 25 minutes) such as Godolphin, Bishops, and South Wilts Grammar. Further afield in Winchester, schools include Winchester College, St Swithun's, Pilgrims, Twyford, and Peter Symonds College, while some schools—such as Dauntsey's and King Edward VI Prep offer transport services.

ACCOMMODATION

Approach

A sandstone path leads to an oak framed porch with lantern style lights to either side. Hardwood panel front door.

Reception Hall

Casement windows to either side of the door provide views over the front garden and driveway. Engineered oak flooring with Coir mat at threshold. Turning staircase with exposed oak balustrade rising to the first floor. Oak panel doors lead to the living room, family room, cloakroom and open plan kitchen/breakfast room with adjoining dining and sitting area.

Cloakroom	Limestone tiled flooring. Oak block sill with central ceramic wash hand basin, mixer tap and metro tiled splashback. Oak shelf beneath. WC.
Living Room	A well proportioned dual aspect room centred on an open fireplace with log burning stove on a raised slate hearth. Picture window to the front and two further side windows overlooking the gardens.
Family Room	Engineered oak flooring, a wide picture window to the front overlooking the garden and driveway.
Open Plan Kitchen	A superb main living space and ideal for entertaining, incorporating a large kitchen/breakfast room opening into the dining and sitting area. Wide aluminium framed bi-fold glazed doors to the rear and side open onto a sandstone terrace and enjoy far-reaching views over farmland and countryside.
Kitchen / Breakfast Room	Bespoke by kitchen Saxon Design. Twin bowl ceramic sinks with instant boiling Quooker tap. Long polished quartz work surfaces with matching upstand and windowsill. Range of high and low level painted ash fronted cupboards and drawers. Undercounter wine fridge. Stainless steel range with five zone hob, extractor and light above. Integrated dishwasher. Large central quartz topped island with breakfast bar to two sides, deep drawers and cupboards beneath. Space for American style fridge/freezer. LED downlighters and pendant lights over the island. Picture window with far-reaching views. Engineered oak flooring. Folding door to larder. Oak door to utility/side hall.
Larder	Window to side aspect. Engineered oak flooring. L-shaped quartz worktop with matching upstand and comprehensive fitted shelving.
Sitting / Dining Area	Folding glazed doors opening to the terrace and garden, enjoying outstanding countryside views. Engineered oak flooring.
Side Hall / Utility	A practical everyday family entrance with limestone flooring, Coir mat at threshold and stable style door to front driveway. Windows to front and rear aspects. Polished quartz work surfaces with matching upstand and windowsill. Wide Belfast style sink with mixer tap and drainer. Range of cupboards and appliance recesses. Double doors conceal a deep 'plant' cupboard housing the pressurised hot water cylinder, water softener, meters, fuse box and underfloor heating manifold. Oak door to integral garage.
First Floor	Spacious central landing with oak balustrade overlooking the stairwell. A second staircase rises to the upper/second floor. Picture window with view over the front garden and driveway. Double doors to heated linen cupboard with shelving and automatic light.
Principal Bedroom	A spacious dual aspect room with windows to the front and side, the front enjoying a long view over the garden. LED downlighters.
Dressing Room	Window to side aspect. Built-in storage with hanging and shelving space.
Principal Bathroom	Quartz topped washstand with two raised square basins, mixer taps, metro tiled splashback, drawers and open-fronted storage beneath. Saver socket. Thermostatic Chrome towel radiator. Under-floor heating. Double ended bath with mixer tap and handheld shower. Low-level WC with concealed cistern. Frameless glass wet area with overhead and handheld showers. Patterned porcelain tiled flooring. Windows to rear and side aspects. Extractor fan.
Bedroom Two	Windows to front and side aspects. Central pendant light point.
En Suite Shower Room	Quartz topped washstand with raised basin, mixer tap, metro tiled splashback, drawer and open-fronted storage beneath. Shaver socket and thermostatic chrome towel rail. Under-floor heating. Low-level WC. Large walk-in shower with overhead and handheld attachments. Metro tiled surround, patterned porcelain tiled flooring and window to side aspect. Extractor Fan.

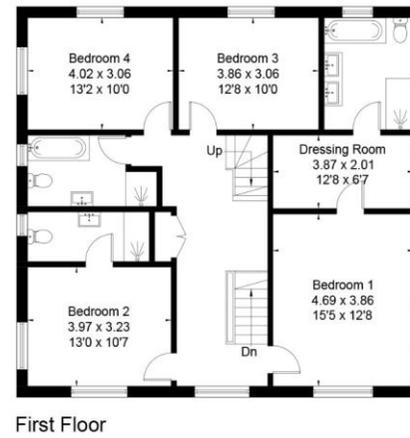
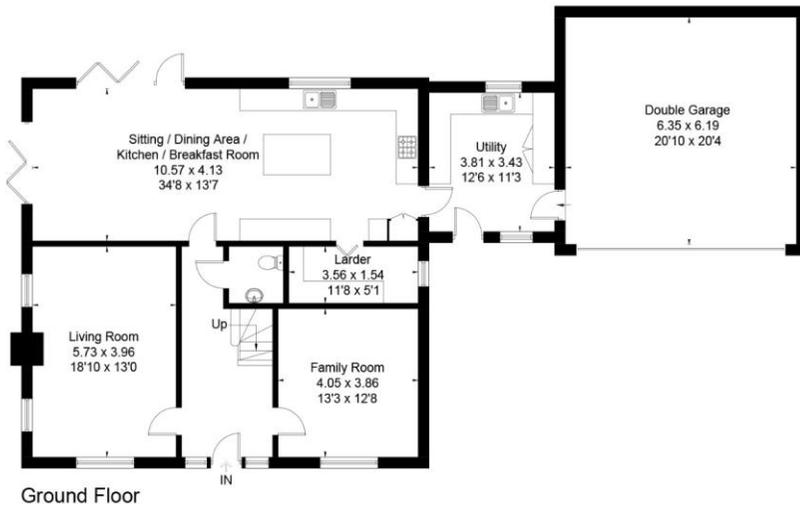
Bedroom Three	Double bedroom with picture window and far-reaching country views to the rear.
Bedroom Four	Dual aspect double bedroom with windows to front and side, both enjoying views over farmland.
Family Bathroom	Panel bath with mixer tap, handheld shower and tiled splashback. Quartz topped washstand with raised basin, mixer tap, tiled splashback, drawer and open-fronted storage beneath. Shaver socket and thermostatic chrome towel rail. Under-floor heating. Glass shower enclosure with overhead and handheld attachments and bottle recess. WC. Tiled flooring. Window to side aspect. LED downlighters and extractor fan.
Second Floor	Central landing with Velux window to front aspect and glazed roof lantern.
Bedroom Five	A spacious double bedroom/sitting room with Velux windows on three aspects, each providing extensive views.
Bedroom Six	A further spacious dual aspect double bedroom / sitting room with Velux windows to front and rear. Eaves storage.
Shower Room	Quartz topped washstand with raised basin, mixer tap, tiled splashback and storage beneath. Low-level WC. Glass and tile shower enclosure with overhead and handheld showers and bottle recess. Thermostatic chrome towel radiator, shaver socket, extractor fan and Velux window to rear aspect with distant views.
Outside	Tarmac access from the road through timber double gates opening onto a long steel edged gravel driveway with laurel hedging to one side and an open lawn to the other, bordered by a mature beech stand with hedging beneath screening the side boundary. The driveway widens with brick edging to the front and side of the property, providing ample parking and access to the integral garage.
Side and Rear Garden	Sandstone terrace areas, newly laid lawns and exceptional countryside views.
Integral Double Garage	Electric remote operated roller door to front. Smooth concrete floor, LED strip lighting, fuse boxes, PV solar plant, power points and loft hatch with ladder to storage above. EV external charger.
Services	Mains water, private drainage, air source heat pump, BT 15 mpbs. 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 - Rate tbc
Directions	SP11 0PP

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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Approximate Floor Area = 299 sq m / 3218 sq ft
 Double Garage = 39.3 sq m / 423 sq ft
 Total = 338.3 sq m / 3641 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		81 B	101 A