



EVANS & PARTRIDGE

**ROSEBRIAR, 8 NORTH LANE
WEST TYTHERLEY**















ROSEBRIAR, 8 NORTH LANE, WEST TYTHERLEY, SALISBURY, HAMPSHIRE, SP5 1NG

A LARGELY EXTENDED AND COMPLETELY REMODELLED SEMI-DETACHED FAMILY HOUSE FEATURING A STUNNING OPEN PLAN KITCHEN AND FIVE BEDROOMS ALL ENJOYING A GOOD SIZE EDGE OF VILLAGE PLOT WITH VIEWS OVER SURROUNDING PADDOCKS

**SUPER FAST FIBRE BROADBAND TO PROPERTY
VERSATILE ACCOMMODATION ON THREE FLOORS
BEAUTIFULLY PRESENTED AND TASTEFULLY APPOINTED THROUGHOUT
VIEWS TO THE FRONT AND REAR OVER PADDOCKS
QUIET EDGE OF VILLAGE SETTING
VILLAGE SHOP - PUB - SCHOOL - PLAYING FIELDS**

OFFERS INVITED AROUND: £825,000 Freehold

DESCRIPTION

A recently extended Victorian semi-detached family house forming part of a short parade of similar former estate workers' cottages, situated on the northern edge of this beautiful, quiet Hampshire village. All of these properties were originally part of the Singer family estate (sewing machines) when the whole village and surrounding land was owned as a single estate before being auctioned off in the 1950s. This spacious and beautifully appointed home features a triple aspect open plan living area with bi-fold doors to the rear terrace, a high specification kitchen with granite island and Rangemaster cooker, a cosy sitting room with log burning stove. The five bedrooms include a principal suite with vaulted ceiling and garden views, complemented by a family bathroom and a sauna. Outside, the block paved driveway provides ample parking; the landscaped rear garden offers a split level terrace, lawn, pergola, and open views over paddocks which are often occupied by potential racehorses and foals.

LOCATION

The property is situated in the picturesque village of West Tytherley which offers a Post Office/store, public house, primary school, nursery, church, village hall, recreation ground and play area, all within walking distance. The nearby village of Lockerley also has a store. Stockbridge High Street is within a 10 minute drive as well as Salisbury, Romsey and Winchester which are all within a close driving distance providing a comprehensive range of leisure and shopping facilities. There is also an excellent choice of state, grammar and private schools within easy reach. A main line railway station at Grateley (about 9 miles) with fast services to London Waterloo in about 75 minutes.

ACCOMMODATION

Approach

Access is from a block paved driveway to a tall and attractive covered porch with tiled roof, supported on a rustic Yew framework standing on exposed brick plinths. A painted hardwood door with high level obscure glazed panels and an overhead lantern style light, leads into:

Reception Hall

A large and welcoming reception area with limestone flooring throughout. Large window to the front aspect with views towards paddocks. Turning staircase with low timber and glass balustrade rising to the first floor. Double height ceiling over the stairs with a high window to the front aspect. Pendant light point. Panelled double doors lead into:

Main Living Area	A stunning and substantial, triple aspect, main living zone incorporating a large kitchen breakfast area with surrounding living and dining spaces.
Kitchen Breakfast Room	Featuring a long central granite topped island with inset twin bowl ceramic basins, raised mixer tap and polished granite drainer to one side. Breakfast bar to one end, integrated dishwasher, recycling area and wine fridge beneath, plus further low cupboards under the sinks and a bank of additional useful cupboards to the opposite side. Three pendant light points above. A further long run of matching high and low level cupboards and drawers with polished granite work surface, matching upstand and metro tile splashback. Rangemaster cooker with two large ovens, separate grill and warming area, five zone induction hob and stainless steel Rangemaster hood with extractor and light. Integrated microwave and space for tall fridge freezer. Limestone tiled flooring and two large Velux skylights to the side aspect.
Living Dining Area	A spacious L-shaped arrangement providing a versatile space for living and dining furniture. Features a raised, barrell shaped, log burning stove on the side wall and full width folding aluminium framed glazed doors to the rear aspect opening onto the main terrace with views over the rear garden to fields beyond. Limestone flooring throughout, LED downlighters, large small pane picture window to the side aspect, panelled doors to the sitting room, utility and deep understairs storage cupboard.
Sitting Room	A classic and cosy square reception room centred on an open brick fireplace housing a log burning stove on a raised flagstone hearth with rustic oak display sill above and recesses to either side of the chimney breast. Large small pane picture window to the front aspect with views toward paddocks and woodland. Rustic oak effect flooring, central pendant light and surrounding LED downlighters.
Utility and Boot Room	Utility area with solid oak block work surface and metro tile splashback. Central inset Belfast sink with mixer tap and solid oak display shelves above. High and low level cupboards to match the kitchen. Under counter recess and plumbing for washing machine. LED downlighters and limestone flooring. Door to a deep walk in cupboard with a further door to a substantial airing cupboard housing a Megaflor hot water cylinder with generous slatted shelving for linen. Opening into the boot room area which has space for a bench with coat hooks above, further oak block work surface with matching tile splashback, double cupboard beneath and full height pantry cupboard to one side. Part obscure glazed door with high level window to one side leading to the rear terrace and garden.
First Floor	Generous central landing with windows to the front and rear aspects. Further turning staircase with exposed balustrade rising to the second floor with a substantial Velux window above. Doors to:
Principal Bedroom	Initial entrance hall with oak effect flooring, pendant ceiling light and panelled door into the en suite shower room. The hall opens into a substantial double bedroom featuring a high vaulted ceiling with central pendant light and two electric Velux windows to the side aspect. Full width and height picture window (incorporating two high level opening windows) to the rear aspect with views over the main garden to fields and trees beyond.
En Suite Shower Room	Window to the side aspect. Ceramic wash basin on washstand with double cupboard beneath, mixer tap and tiled splashback. Low level WC with concealed cistern. Curved frameless glass screen to tiled wet area with overhead and handheld shower attachments. Contemporary chrome towel radiator, limed oak effect flooring, LED downlighters, extractor fan.
Bedroom Two	A double bedroom with wide picture window to the front aspect providing views toward paddock and trees. Oak effect flooring, central pendant light and attractive cast iron Victorian fireplace with ceramic hearth and recesses to either side of the chimney breast.
Bedroom Three	A further double bedroom with window to the front aspect, oak effect flooring and central pendant light. The present owners have installed a high quality Polar sauna, glass fronted with integral seat, lighting and Bluetooth.

Family Bathroom	A particularly impressive and well appointed room. Substantial contemporary double ended bath with central raised mixer tap and handheld shower. Ceramic wash basin with two deep drawers beneath, mixer tap, tiled splashback and electric mirror above. Low level WC with concealed cistern. Curved glass screen to large tiled wet area with overhead and handheld shower. Chrome towel radiator, cast iron Victorian fireplace, window to side aspect, LED downlighters, extractor fan.
Second Floor	Central landing with pendant light and panelled doors to:
Bedroom Four	A double bedroom with sloping ceilings and skylight to the rear aspect with views toward paddocks. Central pendant light and oak effect flooring.
Bedroom Five	Two skylights with views to the rear aspect, exposed chimney breast on one wall, pendant light and oak effect flooring.
Potential Bathroom or Shower Room	Designed to be a small bath or shower room serving the second floor. Not yet installed and currently used as storage with matching oak effect flooring.
Outside	Wide access from village lane onto a substantial block paved driveway providing parking for at least four large vehicles. Exposed brick and flint wall to one side with raised retained lawn above. Shrub borders to either side of the front entrance porch. The side boundary is enclosed by holly hedging.
Rear Garden	The block paved driveway continues to the side of the house with a hardwood five bar gate opening into the rear garden. This features a large block paved split level terrace with steps at either end, contemporary outside lighting and power points, large central pergola ideal for entertaining. Raised brick retained herb border and to the rear of the upper tier, brick and flint retaining walls to either side and central steps to a gently sloping lawn enclosed by picket fence and hedging on one side with tall post and wire fencing at the rear boundary to maximise views over adjoining paddocks. Apple tree. Raised oil tank.
Victorian Former Laundry	An attractive brick outbuilding beneath a tiled roof, split into two areas. The former laundry or workshop is currently used as a log store with vaulted ceiling; high level shelf, light and power connected. Store: The former privy and a useful storage area. This outbuilding has planning consent for conversion into a home office or gym.
Services	Mains water, electricity, shared private drainage and oil central heating. Virgin 250mbps. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP5 1NG
Council Tax Band	Test Valley - Band E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

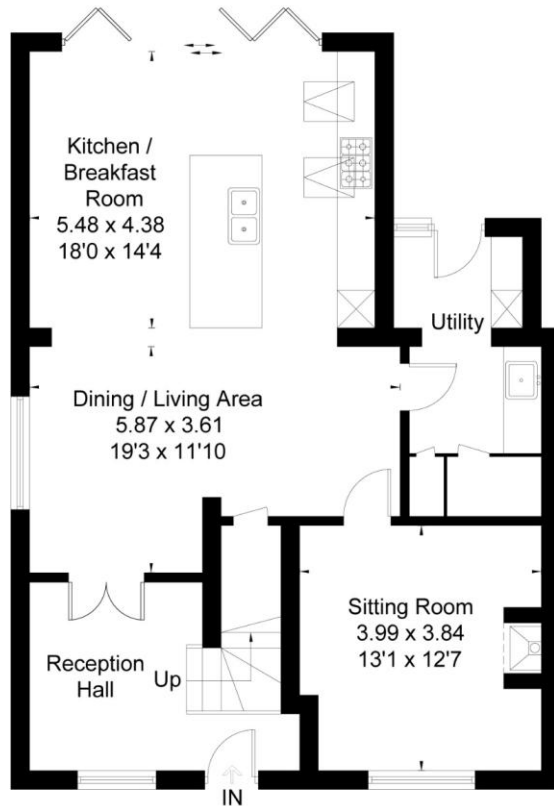
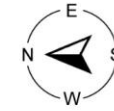
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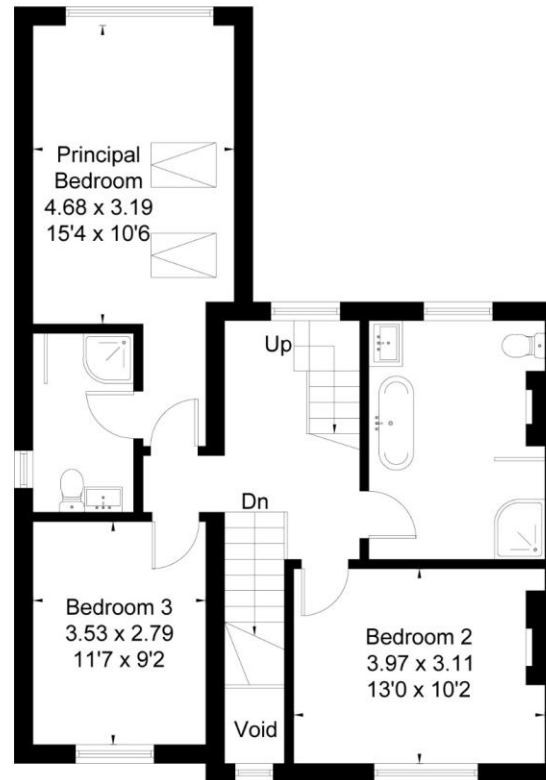
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Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 188.5 sq m / 2029 sq ft (Excluding Void)
 Outbuilding = 3 sq m / 32 sq ft
 Total = 191.5 sq m / 2061 sq ft



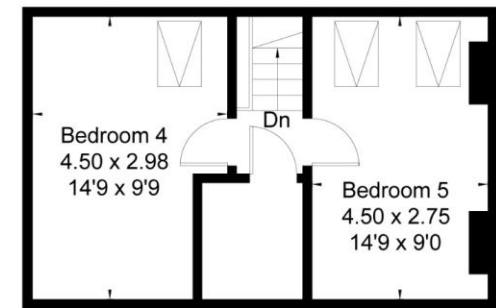
Ground Floor



First Floor



Outbuilding
 (Not Shown In Actual
 Location / Orientation)



Second Floor



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 #100957

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		