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FOR SALE
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Glebe Cottage

EVANS & PARTRIDGE

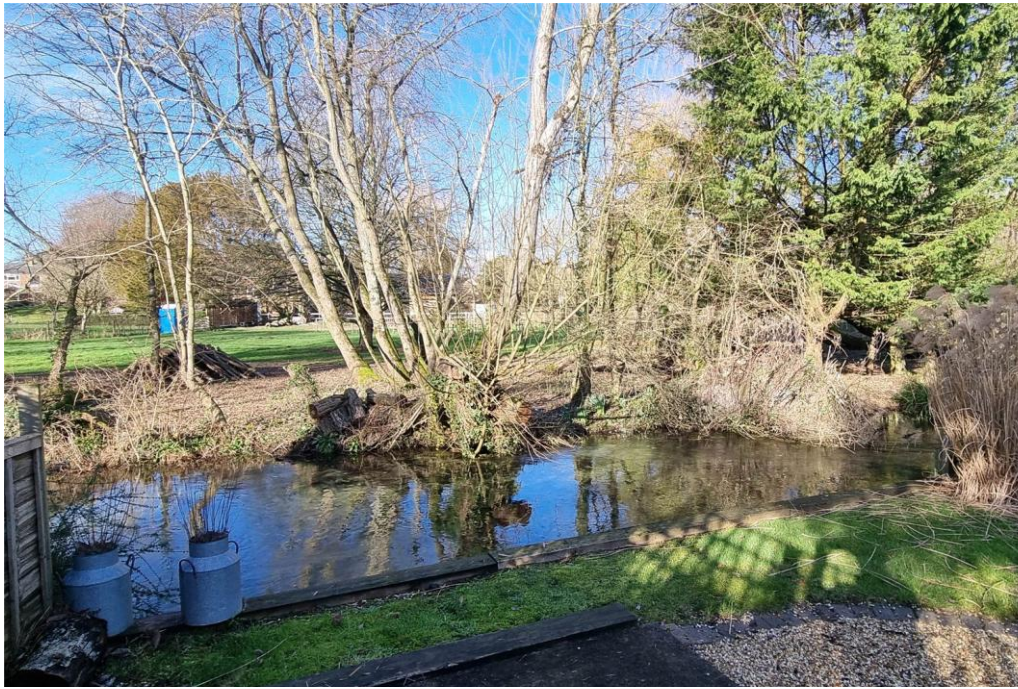
**GLEBE COTTAGE, MONXTON
ANDOVER, HAMPSHIRE**











GLEBE COTTAGE, MONXTON, ANDOVER, HAMPSHIRE, SP11 8AL

A SEMI DETACHED PERIOD COTTAGE WITH A LARGE REAR EXTENSION THAT HAS BEEN TASTEFULLY MODERNISED AND IS PARTICULARLY WELL APPOINTED WITH A BEAUTIFUL GARDEN WHICH RUNS DOWN AND OVERLOOKS THE PILLHILL BROOK

**ATTRACTIVE VILLAGE SETTING AND ACCESS TO WALKS
LARGE GARDEN DOWN THE TO THE RIVER
WELL APPOINTED CHARACTERFUL ACCOMMODATION
THE HAWK - A WELL REGARDED PUB IN WALKING DISTANCE
SHORT DRIVE TO A303 AND GRATELEY STATION**

OFFERS INVITED AROUND: £545,000 Freehold

DESCRIPTION

A semi-detached Grade II listed period cottage with classic rendered cob elevations beneath an attractive thatched roof, complemented by a substantial single-storey rear extension with a slate roof and a striking vaulted ceiling with exposed timber framework internally. The property offers tandem off-road parking, single garage and a generous level garden that extends down to the river with open views beyond. Restored and upgraded in recent years to an exceptional standard, the cottage features: a heavy solid oak internal doors with handcrafted ironmongery and beautifully presented accommodation including a reception hall, dual-aspect sitting room with an impressive fireplace and an open-plan kitchen/dining room opening onto a side terrace leading to the riverside garden. There are two first-floor bedrooms, a third ground floor bedroom and a substantial main bathroom with vaulted ceiling with a feature bath and large shower.

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

Approach

Tiled entrance porch on exposed gallows brackets with overhead lantern style light. Solid oak panel front door with high level stained glass panel leads into:

Reception Hall

Exposed low level herringbone brick panels to one wall and numerous exposed beams with rustic coat hooks. Slate tiled flooring and wall light points. Oak latch doors conceal the staircase, kitchen and dining area leading into the sitting room.

Sitting Room	Wide inglenook brick fireplace with exposed curved beam and brick chimney breast housing a large log burning stove on a raised brick hearth. Deep recesses to either side and an open arch that formerly accessed a bread oven. Oak floorboards. Three front windows with quarry tiled sills and a rear window overlooking the terrace and garden to the river. Wall light point and deep understairs cupboard. High cupboard concealing meters and fuse box.
Kitchen / Dining Room	High vaulted ceiling with exposed timbers and four king post trusses. Hand built kitchen with high and low level framed cupboards, glazed cabinets, open shelving, under counter vegetable baskets, hardwood block and polished granite work surfaces, ceramic tiles and tongue and groove splashbacks. Oil fired Rayburn with double hob and substantial hood with utensil rail. Under counter oven and grill with hob over, extractor fan and light. Belfast sink with mixer tap. Plumbing for washing machine and dishwasher. Integrated day fridge and concealed water softener. Space for family dining table. Glazed doors and windows to terrace. Half glazed stable door to terrace. Slate flooring throughout.
Rear Hall	Slate flooring continues. High profile ceiling. Wall light points. Doors to bedroom three and family bathroom.
Family Bathroom	High vaulted ceiling with exposed king post trusses. High level porthole window to rear and large side window with shutters. Slate flooring. Cast iron roll top bath with mixer tap and shower head. Pedestal wash hand basin with tiled splashback. WC. Large glass and tiled shower cubicle with overhead and handheld shower. Oil fired boiler. Extractor fan
Bedroom Three	Wide side window with shutters. High vaulted ceiling. Wall light points.
First Floor Landing	Exposed timbers. Loft hatch. Wall light point. Oak panel latch doors to bedrooms one and two.
Bedroom One	Double bedroom with front eyebrow window and exposed brick chimney breast with deep recesses, one concealing a large wardrobe. Wall light point. Further built-in cupboard extending into the eaves. Exposed framework overlooking stairwell with curtain rail.
Bedroom Two	Double bedroom with front window. Exposed framework. Wall light points.
<u>OUTSIDE</u>	
Front	Brick edged gravel border with ornate posts and chain links. Wrought iron gates to long brick paved and shingle driveway with tandem parking for two to three vehicles. Single garage or garden store. Side boundary enclosed by hedging and close boarded fencing.
Garage	Cob elevations beneath a slate roof. Light and power connected. Oil tank to rear. Personnel door to rear garden.
Rear Garden	Herringbone block paved terrace with small outside veranda. Level lawn, block paved paths, decorative gravel, specimen trees and shrubs. Decorative fencing with trellis and brick wall boundaries. Backs directly onto Pillhill Brook, a clear chalk stream and tributary to the River Test, with views over the river toward the new village hall and recently planted copse. Large hardstanding ideal for entertaining.
Services	Mains water, private drainage, oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.

Council Tax Band

Test Valley Borough Council - Tax Band E

Directions

SP11 8AL

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

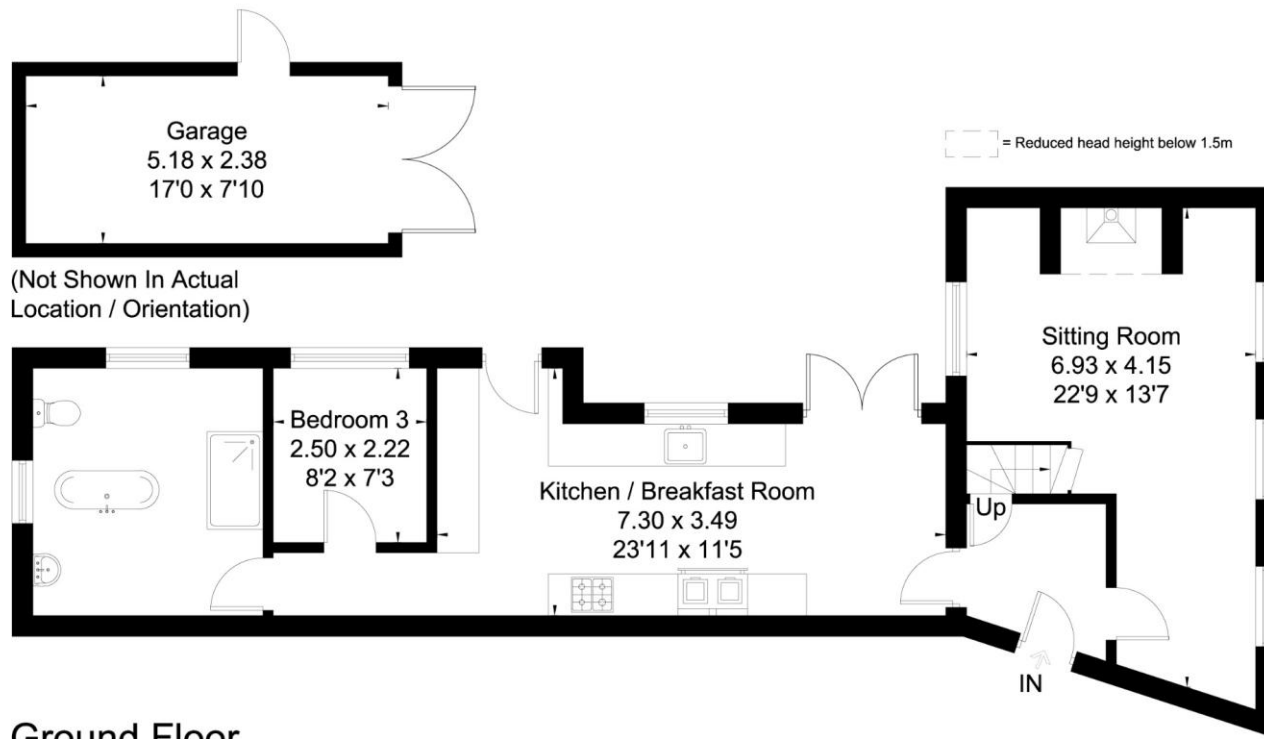
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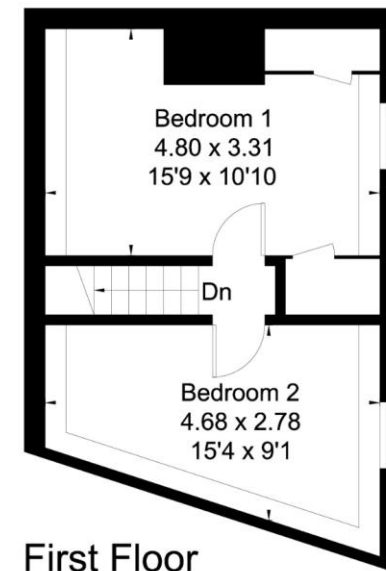
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**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 102.9 sq m / 1108 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 115.4 sq m / 1242 sq ft



Ground Floor



First 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 #101813

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	49 D
21-38	F		
1-20	G		