



COB  
COTTAGE

**COB COTTAGE, 33 HIGH STREET  
WHERWELL, HAMPSHIRE**

**EVANS & PARTRIDGE**















# COB COTTAGE, 33 HIGH STREET, WHERWELL, HAMPSHIRE, SP11 7JG

**A SURPRISINGLY SPACIOUS AND CHARMING EXTENDED SEMI-DETACHED GRADE II LISTED COTTAGE WITH OFF-ROAD PARKING, A LARGE DETACHED DOUBLE GARAGE WITH SEPARATE WORKSHOP AND LOFT ROOM, STANDING IN ATTRACTIVE SECLUDED GARDENS IN THE HEART OF WHERWELL.**

**OUTSTANDING AND EXTENSIVE COUNTRY WALKS  
SET IN THE HEART OF A POPULAR VILLAGE  
PUB BEING REFURBISHED CURRENTLY AND DUE TO RE-OPEN HOPEFULLY THIS YEAR  
BEAUTIFUL ACCOMMODATION WITH CHARACTER  
PARKING AND VERSATILE OUTBUILDING  
EASY DRIVE TO STOCKBRIDGE AND WINCHESTER**

**OFFERS INVITED AROUND: £650,000 Freehold**

## **DESCRIPTION**

Cob Cottage is a Grade II Listed thatched home that has been extended to the rear under a tiled roof, creating a well-proportioned and characterful residence, ideal for young families or those looking to downsize. Carefully maintained by the previous owner, it features a charming sitting room with beams and a fireplace with a wood burning stove, small study area, central dining room opening into a well-fitted kitchen with separate utility/extended kitchen, and a first-floor principal bedroom with ensuite, alongside two further double bedrooms sharing the main bathroom. The private, landscaped front and rear gardens lead to a detached outbuilding comprising a double garage, separate workshop, and loft room, offering versatile space with potential for ancillary accommodation, subject to consent.

## **LOCATION**

The property is situated in Wherwell, a Conservation village renowned for its many period properties, which has a public house and primary school. There are charming country walks nearby including one along an unspoilt lane to the fine old 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 Waterloo. 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 15 minutes and 25 minutes distant respectively.

## **ACCOMMODATION**

### **Approach**

Wide front door with high level obscure glazed panel leading into:

### **Sitting Room**

A charming reception room with good ceiling height, painted exposed beams and timbers. Central open fireplace housing a Morso cast iron log burning stove standing on a raised limestone hearth. Deep recesses to either side of the chimney breast, one with fitted book and display shelving, the other forming a small study area behind a panel door with a built in L shaped desk and shelving above and a front window. The sitting room also has large window to the front aspect with radiator concealed in a decorative cover beneath. Wall light points. Latch doors to a large cupboard containing an old unused staircase providing storage and coats cupboard. Central panel door leading into:

<b>Dining Room</b>	A central room linking the main accommodation with picture window to the side aspect and door to a side pathway leading to the gardens. Ceiling light point. Radiator concealed within a decorative case. Tiled flooring. Turning staircase with split level half landing rising to the first floor. Door to deep understairs storage cupboard with light and shelving. Open doorway into:
<b>Kitchen</b>	Wide picture window overlooking the rear garden. Twin circular stainless steel sink units with central mixer tap and granite effect work surfaces with ceramic tiled splashbacks. Range of oak effect high and low level cupboards and drawers incorporating glazed display cabinets and open fronted wine rack. Integrated double oven and grill. Four ring LPG hob with stainless steel splashback and extractor hood above. Limestone effect tiled flooring and LED downlighters. Integrated under counter fridge and concealed Bosch dishwasher. Pitch pine latch door into:
<b>Utility Room</b>	Fitted with roll top granite effect work surfaces and ceramic tiled splashbacks. Oak effect high and low level cupboards with open fronted shelving. Under counter integrated freezer and plumbing for washing machine with space for tumble dryer. Window to the rear aspect. Wall hung Worcester LPG fired boiler. Ceiling light point and tiled flooring.
<b>FIRST FLOOR</b>	Velux skylight above stairwell leading to a central landing with ceiling light point. Pitch pine latch doors give access to:
<b>Principal Bedroom</b>	Spacious room with windows to the front and side aspects, one with built in window seat. Exposed framework to two walls. Wall light points. Latch door into:
<b>En Suite Shower Room</b>	Circular wash hand basin with mixer tap set on a Corian style surface with storage beneath. Low level WC. Curved glass shower enclosure. Granite effect flooring. LED downlighters.
<b>Bedroom Two</b>	Double bedroom with window overlooking the rear garden. Ceiling light point. Pine latch door into a deep walk-in wardrobe with hanging rails, space for drawers and spotlights.
<b>Bedroom Three</b>	Double bedroom with window to the side aspect. Loft access. High level shelving. Ceiling light point.
<b>Bathroom</b>	White suite comprising curved corner bath with mixer tap, hand shower attachment and built in seat within a tiled alcove. Low level WC with concealed cistern. Wide wash hand basin with storage beneath. Towel radiator. Downlighters. High level shelved cupboard. Extractor fan.
<b><u>OUTSIDE</u></b>	
<b>Front Garden</b>	Picket gate from the village street leading to a level lawn with herbaceous borders. Stone and flint wall with trellis to one side boundary. Remaining boundaries enclosed by mature hedging. Gravel path continues around the side of the property to a porch to the dining room entrance. Outside light.
<b>Rear Garden</b>	Immediately behind the cottage is a split level gravel and paved terrace with log store to one side and curved retaining walls with planted borders above. Access through trellis to a gravel path and sleeper steps rising to an upper lawn with flowering cherry tree, borders, shrubs and specimen trees.

**Car Barn and Workshop**

At the top of the garden is a large outbuilding arranged as a double garage with separate workshop. Paddle staircase rising to a boarded loft with windows to the front and rear. Light and power connected. Constructed of rendered block elevations with brick detailing beneath a tiled roof. Two additional parking spaces located to the front of the double garage with access from a side road.

**Services**

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

**Directions**

SP11 7JG

**Council Tax**

Test Valley Borough Council - Council Tax TBC

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

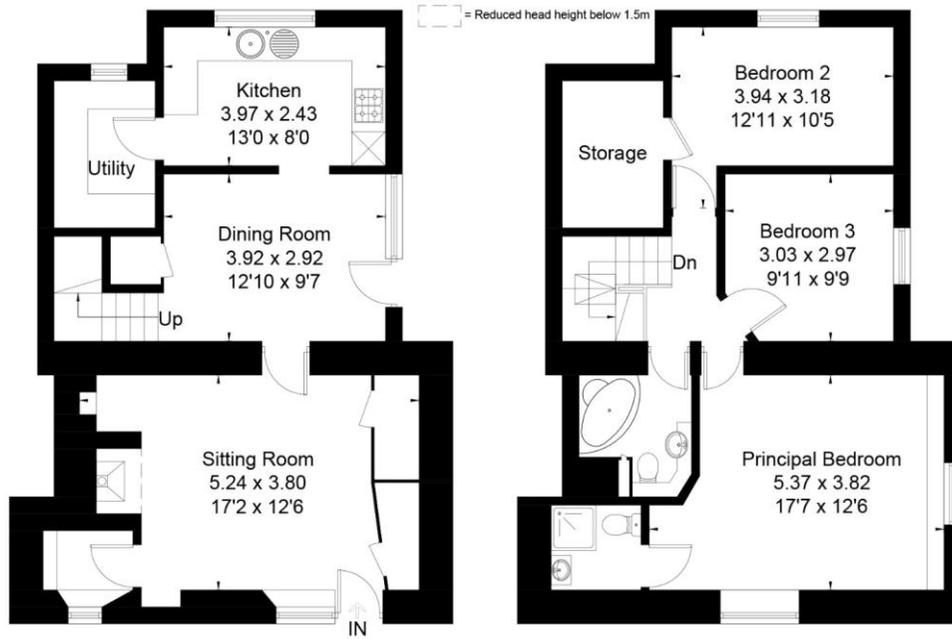
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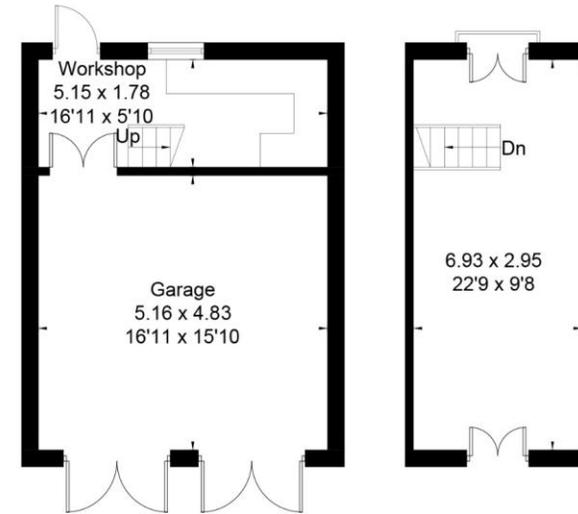
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Approximate Floor Area = 117.6 sq m / 1266 sq ft  
 Outbuilding = 56.9 sq m / 612 sq ft (Including Garage)  
 Total = 174.5 sq m / 1878 sq ft



Ground Floor

First Floor



Outbuilding - Ground Floor

Outbuilding - First Floor

(Not Shown In Actual Location / Orientation)



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 #103963