



EVANS & PARTRIDGE

**FAIRFIELD, NEWBURY HILL
PENTON MEWSEY, HAMPSHIRE**















FAIRFIELD, NEWBURY HILL, PENTON MEWSEY, HAMPSHIRE, SP11 0RW

A SPACIOUS MODERN HOUSE PROVIDING EXCELLENT FAMILY ACCOMMODATION FEATURING AN OPEN PLAN LIVE-IN KITCHEN AND FOUR DOUBLE BEDROOMS, STANDING WITHIN BEAUTIFULLY LANDSCAPED MATURE GARDENS AND GROUNDS EXTENDING TO OVER ONE THIRD OF AN ACRE ENJOYING A SECLUDED AND PEACEFUL SETTING ON THE EDGE OF THIS SOUGHT AFTER VILLAGE

**WELL PRESENTED ACCOMMODATION EXTENDING TO 2,397 SQFT
EXCELLENT 0.37 ACRE PLOT WITH MATURE TREES
PUB, CRICKET FIELD AND TENNIS COURTS IN CLOSE WALKING DISTANCE
EASY DRIVE TO THE A303/34 AND RAILWAY STATION FOR COMMUTING**

OFFERS INVITED AROUND: £950,000 Freehold

DESCRIPTION

Fairfield is a detached family house enjoying an attractive elevated setting on the edge of this beautiful village, standing in a generous plot of approximately 0.37 acres with terrace areas, lawns, mature trees and a charming woodland garden with space for a firepit. The present owners have improved the property in recent years, most notably by removing the wall between the kitchen/breakfast room and dining room to create an impressive open-plan live-in space ideal for modern family life and entertaining; the kitchen has been completely replaced and is well appointed with stone worktops and integral appliances, with the adjoining utility refitted in the same style. The well-balanced accommodation also includes a reception hall with cloakroom, living room with open fireplace, garden room and study/playroom, while the first floor offers a triple-aspect principal bedroom with en suite shower room, three further double bedrooms and a family bathroom, with the loft above the garage, carpeted and decorated, providing a children's den or storage space accessed via the third bedroom.

LOCATION

The property is situated in the highly sought after village of Penton Mewsey which has a church, pub, village hall, cricket and tennis clubs and stables/livery. Andover train station is a ten minute drive and 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 away, Newbury is 17 miles to the north and Basingstoke 25 miles to the east. The nearby villages of Hatherden, Appleshaw and Ampport have well regarded primary schools, Farleigh School is within a short drive and there is a great choice of private and comprehensive secondary schools within easy reach.

ACCOMMODATION

Approach

Paved path extending to a covered seating area beneath a wide entrance porch with overhead light. Part glazed front door with matching side panel leading into:

Reception Hall

Oak effect flooring throughout with wide coir mat at the threshold. Turning staircase with balustrade to the side rising to the first floor. Panel doors to the living room and an open plan kitchen/breakfast room with adjoining dining area and:

Cloakroom

White suite comprising small wash hand basin with side mixer tap and cupboard beneath. Low level WC. Oak effect flooring. Part tiled walls. Obscure glazed window with oak display sill. Down lighter.

Living Room	Triple aspect room centred on an attractive cast iron open fireplace with raised granite hearth and solid oak mantelpiece. Two windows to the side aspect and picture window to the front aspect overlooking the gardens. Two pendant light points. Wide glazed double doors open into the garden room providing garden views beyond and additional light.
Garden Room	Wide windows on two elevations to one corner affording views of the garden. Glazed double doors opening onto the rear terrace. Down lighters and flush electric ceiling heater. The garden room is fully usable and used 12 months of the year.
Kitchen/Breakfast Room	Beautifully fitted with white polished quartz work surfaces with matching upstands and window sills also incorporating a wide peninsula with breakfast bar along two sides. Range of high and low level cupboards and deep pan drawers. Full height larder cupboard with multiple soft close internal drawers. Integrated larder freezer and integrated larder fridge. Central built in Neff appliances including large oven and grill, combination oven with deep warming drawer beneath. Four ring induction hob with quartz splashback and extractor above. Integrated dishwasher. Wide picture window to the side aspect and further window to the rear aspect overlooking the main garden. Oak effect flooring. LED down lights throughout. Panel doors to the study/playroom and utility and further wide opening into the adjoining:
Dining/Family Room	Glazed double doors with full height glazed panels to either side open onto the rear terrace and garden. Tall casement window overlooking the main terrace. LED downlights. Oak effect flooring continues.
Study/Playroom	Window to the front. Central pendant light point. Oak effect flooring.
Utility Room	Fitted to the same standard as the kitchen with polished quartz work surface and matching upstand. High level and full height cupboards. Recess and plumbing for washing machine with space beside for dryer. LED downlights. Oak effect flooring. Half glazed door to outside. Internal panel door connects through to:
Integral Double Garage	Wide remote operated up and over door to the front. High level window to the side aspect. Fluorescent strip lighting and power points.
FIRST FLOOR	Central landing with balustrade overlooking the stairwell. Two pendant light points. Loft hatch. Door concealing a deep cupboard housing the hot water cylinder with slatted linen shelving above. Further panel doors to:
Principal Bedroom Suite	A particularly spacious triple aspect main bedroom with dressing area. Picture window to the rear aspect. Two windows to the side and further window to the front. Two pendant light points. Space for large freestanding bedroom furniture. Wide built in wardrobe cupboard to one corner. Panel door to:
En Suite Bathroom	White suite comprising wash hand basin set into roll top surface with double cupboard beneath, tiled splashback with inset mirror and shaver socket to one side. Low level WC. Panel bath with fully tiled surround, wall mounted electric shower and glass shower screen. Obscure glazed window. LED downlights. Oak effect flooring. Chrome towel radiator.
Bedroom Two	Long double bedroom with two large windows overlooking the rear garden. Two pendant light points.
Bedroom Three	Similar sized long double bedroom with picture window to the side aspect and small high level window to the front aspect. Corner built in wardrobe cupboards. Low door conceals a large fully boarded and carpeted loft room an ideal den for children or useful storage with window to the front aspect.
Bedroom Four	Square shaped double bedroom with picture window overlooking the rear garden. Pendant light point.

Family Bathroom

White suite with moulded basin set into surface extending to one side with cupboards beneath and above. Low level WC with concealed cistern. P shaped bath with porcelain marble effect tiled surround and Aqualisa power mixer shower with external controls and curved glass screen. Limed Oak effect flooring. Obscure glazed window. Downlights. Extractor fan. Mirror. Chrome towel radiator.

OUTSIDE

Front

Wide splayed access off village road and opening between brick walling onto a large shingle driveway with stone edging, providing parking and access to double garage and entrance porch. Surrounding shrub borders. To one side of house a wrought iron gate within a brick wall and archway leads into:

Main Garden

Comprises a reasonably level lawned area, continuing round three sides of the property. Herbaceous borders, well stocked with a great variety of shrubs, roses and specimen trees including a large copper beech and silver birch. Garden shed, gravel seating area and rose bed to rear corner. A wide terrace along the rear of the property, shrub/gravel borders, ample space for barbecue and 'al fresco' dining, all enclosed by dwarf brick retaining walls with rose and flower borders beyond. Two sets of paved steps ascend to main lawn. Timber edged shingle path leads along the side boundary with interesting verges and topiary yew trees leading to a lower sunken area of garden at front corner boundary featuring beautiful mature trees including oak, sycamore and beech. Rockery feature, a lower woodland garden with shrubs and trees. Central gravel/paved sitting area and ideal for fire pit. The garden is well enclosed to the front and rear by brick walling (rear by a tall wall, espalier trees and trellis above), to one side by trees and hedging plants and to the other by high timber fencing creating a good degree of privacy.

Services

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

Directions

SP11 0RW

Council Tax

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VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

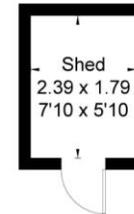
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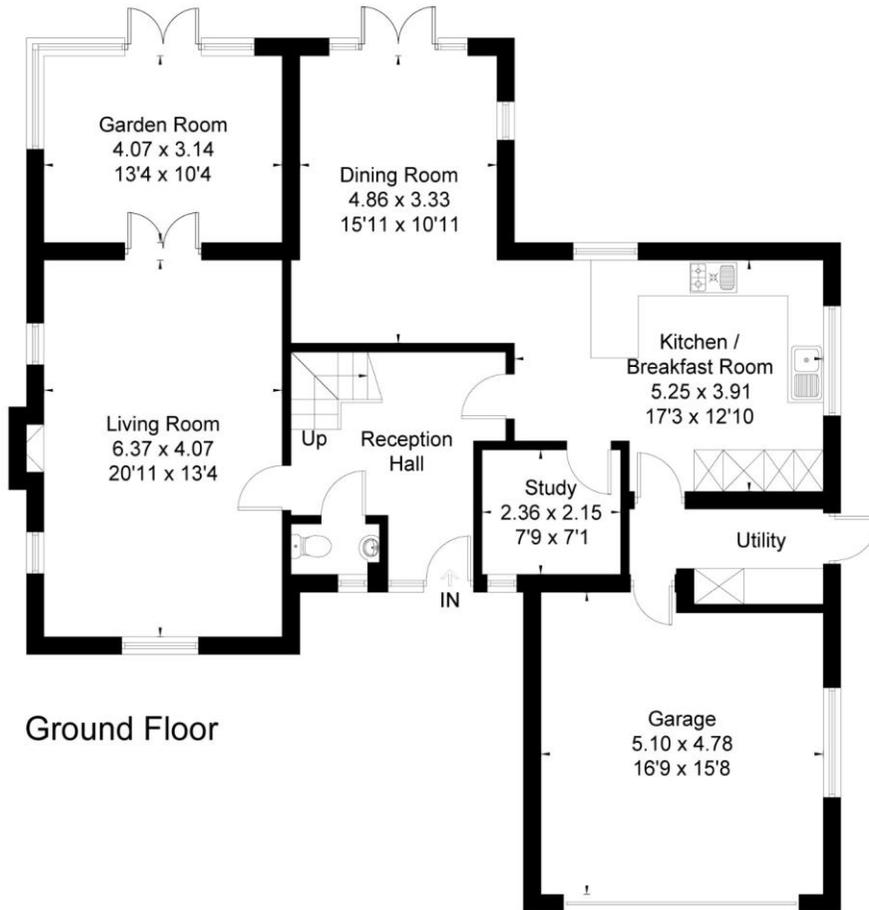
**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 222.7 sq m / 2397 sq ft (Excluding Shed / Including Garage)

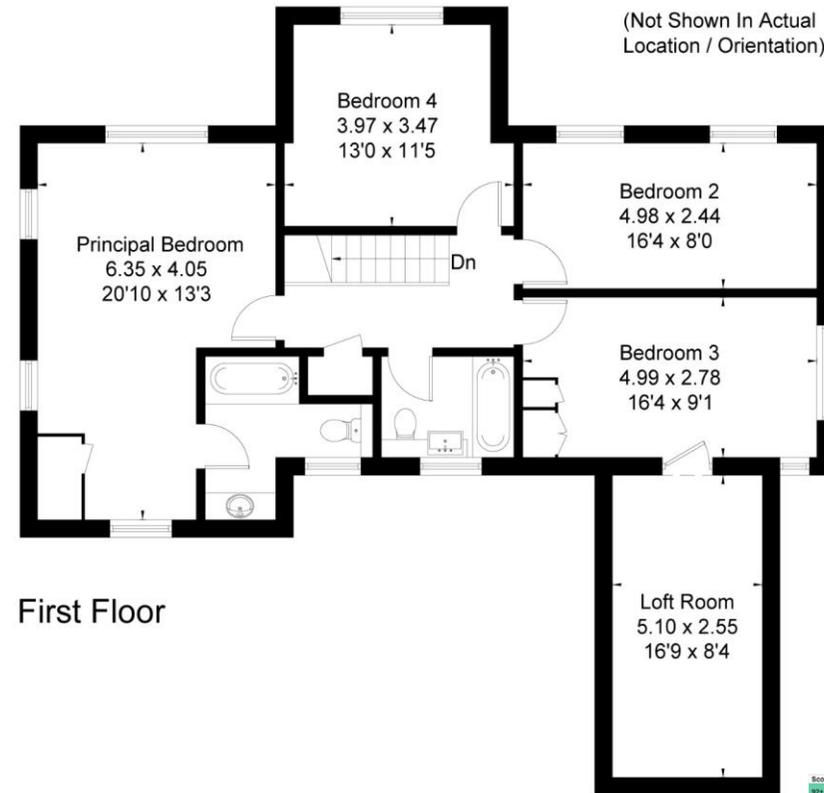


(Not Shown In Actual Location / Orientation)

= Reduced head height below 1.5m



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 #103603

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		

Current: E (42.0) Potential: C (73.0)