



**EVANS & PARTRIDGE**

**HAYDOWN LODGE  
EAST CHOLDERTON**















# HAYDOWN LODGE, EAST CHOLDERTON, ANDOVER, HAMPSHIRE, SP11 8LR

**A SPACIOUS DETACHED COTTAGE FEATURING SPACIOUS PRINCIPAL ROOMS AND A BEAUTIFUL MATURE PRIVATE GARDEN EXTENDING TO JUST OVER 0.4 ACRES ON THE EDGE OF A HAMLET BETWEEN AMPORT AND THRUXTON**

**WELL PRESENTED ACCOMODATION - 2,500 SQFT  
BEAUTIFUL LARGE GARDENS WITH WESTERLY ORIENTATION  
PLENTY OF PARKING - GARAGE/WORKSHOP  
LARGE PRINCIPAL RECEPTION ROOMS - SEPARATE STUDY  
KITCHEN WITH RAYBURN AND BREAKFAST AREA  
MOST IMPRESSIVE AND LARGE MAIN BEDROOM SUITE  
ATTRACTIVE RURAL SETTING WITH EXCELLENT ACCESS TO ROAD AND RAIL**

**OFFERS INVITED AROUND: £950,000 Freehold**

## **DESCRIPTION**

A delightful Grade II Listed period home offering character, charm and versatile accommodation. The majority of the thatched roof was recently overhauled, re-thatched, combed and re-wired. This attractive property features large principal reception rooms, making it ideal for entertaining or hosting family events, a kitchen and breakfast room with Rayburn, and an impressive principal bedroom suite. Set back from the road and enjoying privacy, the gardens are thoughtfully designed with distinct areas, a variety of flowering plants for year-round interest, a kitchen garden, fruit trees, and a westerly aspect with countryside views. Despite its rural setting, the A303 is conveniently close, and additional benefits include ample driveway parking and a garage with workshop.

## **LOCATION**

East Cholderton is a small rural hamlet in the Test Valley district of Hampshire, forming part of the civil parish of Amport. It lies just off the A303, west of Andover, providing easy access to the town while retaining a quiet countryside setting. Andover offers a range of convenient amenities, including shops, healthcare, leisure facilities and rail connections, while Stockbridge, Winchester, Newbury and Salisbury are all within a 20–30 minute drive. The hamlet itself has limited amenities, but nearby Amport and Thrupton provide a primary school, village pubs and local community facilities. Several state primary schools are close by, including Amport Church of England Primary, with secondary schooling available at John Hanson and Harrow Way Community Schools. Independent schools such as Farleigh, Embley School, Godolphin are also accessible. The surrounding countryside offers scenic walking routes and open landscapes, making East Cholderton a desirable rural location with excellent transport

## **ACCOMMODATION**

### **Approach**

Gravelled paths edged with roses and spring bulbs lead to a wide covered entrance porch, rustic exposed posts support a wraparound thatched veranda at one end of the property. The floor is laid with shingle and brick paving. Space for benches. Lantern style lighting. Steps rise to a hardwood panel door with obscure glazing into:

|                                |  |
|--------------------------------|--|
| <b>Reception Hall</b>          | Turning staircase rising to the first floor. Space for a sideboard and bench with coat hooks above. Latch doors lead to the study, utility and cloakroom. A further panel door leads into the open plan kitchen/breakfast room.  |
| <b>Cloakroom</b>               | L shaped room with low doors to understairs storage. Raised circular basin set onto an oak effect surface with central mixer tap, metro tile splash back and cupboard beneath. WC. Window. Towel radiator. High display shelf.   |
| <b>Sitting Room</b>            | A substantial dual aspect main reception room with large picture windows to the rear and side aspects and glazed double doors opening onto the rear terrace and garden. Central fireplace with cast iron LPG stove standing on a raised stone hearth with display shelf above and recesses to either side of the chimney breast. Decorative picture rail on two walls. Wide opening leading into:  |
| <b>Family/Dining Room</b>      | A further large dual aspect reception room with oak flooring. Wide picture window to one side aspect and two further windows to the opposite side aspect. Central open fireplace housing an electric log effect stove set on a raised granite hearth with decorative whitewashed mantelpiece (chimney capped but could potentially be reinstated). Ceiling light point and wall lights. Substantial exposed ceiling timber. Recess with display shelving. Double doors with steps descending into:   |
| <b>Kitchen/Breakfast Room</b>  | Kitchen Area: Oil fired two oven Rayburn with traditional double hob set into a tiled recess with exposed oak beam above. Roll top work surfaces with a comprehensive range of high and low level shaker style cupboards and drawers including an obscure glazed china cabinet with herb drawers beneath and open fronted corner shelving. Stainless steel twin bowl sink unit with central mixer tap and filtered drinking water tap. Freestanding Rangemaster cooker, double oven and grill with extractor hood and light above. Space for an American style fridge freezer. Recess for dishwasher. Picture window to the side aspect and further window to the front aspect. A wide opening and high level arch connects the kitchen and Breakfast Area: Picture window and half glazed stable door to outside. Arched high level recess with shelving. Space for a family breakfast table and settee. Exposed ceiling joists and wall light point. |
| <b>Study</b>                   | Fitted with book/display shelving along three walls with a further recess suitable for a tall dresser. Two windows to the side aspect and a further window to the front aspect providing good natural light and view. Ceiling light point.   |
| <b>Utility/Prep Kitchen</b>    | Roll top work surface with inset stainless steel sink, drainer and mixer tap. Range of low level cupboards with wine fridge recess and plumbing for a washing machine with space above for a dryer. High level shelving. Central pendant light point. Window to the front aspect. Part glazed door to outside and latch door to a deep cloak/broom cupboard.   |
| <b>FIRST FLOOR</b>             | Long landing connecting all bedrooms and the family bathroom. Wall light points and high level window to the side aspect. Eaves storage cupboards and a walk in linen cupboard.  |
| <b>Principal Bedroom Suite</b> | Hall connecting the landing, bedroom and en suite bathroom with ceiling downlighters and loft access. A notable feature of the property is this substantial bedroom with two windows to the rear aspect providing views over the main garden, farmland and surrounding countryside. Further picture window to the side aspect. Comprehensive built in wardrobes to one wall including drawers and mirrored cupboards. Ceiling light point.   |
| <b>En Suite Bathroom</b>       | Panel bath with mixer tap and hand held shower attachment. Wash hand basin set on a stand with tiled surround and cupboard beneath. Low level WC. Large electric mirror and LED downlighters. Window.  |
| <b>Bedroom Two</b>             | Double bedroom with two windows to the side aspect. Central ceiling light point and built in wardrobe.   |
| <b>Bedroom Three</b>           | Built in eaves cupboards and window to the side aspect. Ceiling light points.  |

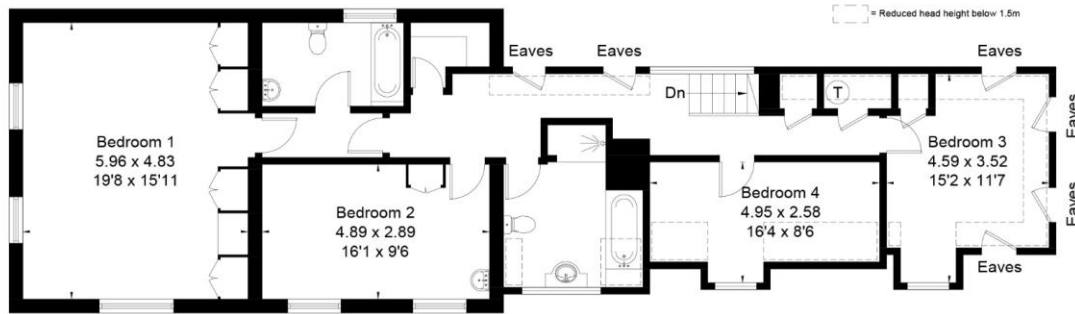
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|------------------------|---|
| <b>Bedroom Four</b>    | Long single bedroom with dormer window to the side aspect. Two ceiling light points.  |
| <b>Family Bathroom</b> | Spacious room with a large dormer window to the side aspect. Panel bath with tiled surround, mixer tap and hand held shower attachment. Wide ceramic wash hand basin with central mixer tap, cupboards and drawers beneath set into the dormer window recess. Shaver socket. WC. Folding glass door into a large tiled shower enclosure with mixer shower, tiled seat and LED downlighter above. Small loft hatch.  |
| <b>OUTSIDE</b>         | The property is set back from Wiremead Lane and accessed via a gravel and grass track serving the property and one neighbouring dwelling. An area of front garden surrounds the veranda with well stocked herbaceous borders and roses enclosed by a mixture of picket fencing, low tile capped walling and mature beech hedging. Gate and path lead to the front entrance with paths continuing to either side of the property. Two accesses from the track lead onto a generous curved block paved driveway providing parking with shrub borders, lawn areas and an old Yew tree. The oil tank is screened within a fenced area covered in climbing plants.   |
| <b>Garage</b>          | Prefab construction beneath a corrugated roof with external EV charger. Front facing black weatherboard cladding with half glazed personnel door and double doors opening into a large garage/workshop with light and power connected. A rear door gives access to a further store which has recently been used as an exercise area with matted flooring and a window to the side aspect overlooking the garden. Light and power connected.   |
| <b>Main Garden</b>     | Accessed from the cottage or through a five bar gate from the driveway extending beneath a rose covered walkway. The garden comprises substantial level lawned areas interspersed with fruit trees, specimen trees, mature trees and shrubs. Areas are connected by narrow herringbone block paved paths. Part of the garden is screened by a curved yew hedge with central opening into a well planned kitchen garden area with large raised beds and a central block paved terrace. A substantial yew tree stands to the rear corner with a compost area behind. The opposite corner features a central apple tree surrounded by spring bulbs and flowers with a well stocked surrounding border planted with specimen trees, shrubs and dogwoods. The garden enjoys a high degree of privacy while also benefiting from views towards farmland and a favourable westerly aspect. |
| <b>Services</b>        | Mains electricity, drainage and water, oil. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.   |
| <b>Directions</b>      | SP11 8LR  |
| <b>Council Tax</b>     | G   |

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**  
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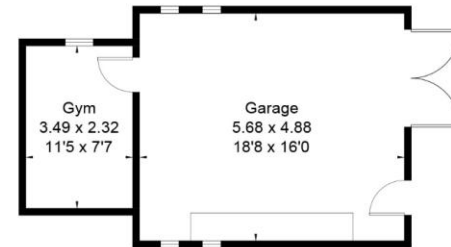
Approximate Floor Area = 232.22 sq m / 2500 sq ft  
 Garage / Gym = 31.16 sq m / 389 sq ft  
 Total = 268.38 sq m / 2889 sq ft



First Floor



Ground Floor



Garage / Gym

(Not Shown In Actual Location / Orientation)



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 48 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |