



**MANOR HOUSE LODGE
CHOLDERTON, WILTSHIRE**

EVANS & PARTRIDGE















MANOR HOUSE LODGE, CHOLDERTON, WILTSHIRE SP4 0DW

A UNIQUE DETACHED SINGLE-STOREY COTTAGE WITH WELL-PRESENTED ACCOMMODATION, A SMALL CONVERTED BARN, AMPLE PARKING, AND A COURTYARD-STYLE GARDEN

**CENTRE OF THE VILLAGE CLOSE TO THE PUB AND CHURCH
ATTRACTIVE GATED DRIVE AND PARKING
CHARACTERFUL ACCOMMODATION AND BEAUTIFULLY CONVERTED BARN
COURTYARD GARDEN
SINGLE STOREY LIVING WITH GOOD SIZED ROOMS**

OFFERS INVITED AROUND: £535,000

DESCRIPTION

A detached period cottage, formerly part of the nearby manor house, which is constructed of brick under a tiled roof, comprises a living room with an adjoining dining area, a good-sized kitchen with an Aga, two double bedrooms, and a bathroom with a separate shower. To the rear, the current owner has converted a small barn, which features a beautiful heavy pegged frame and vaulted ceilings, into a studio with a kitchenette and shower room, providing useful and versatile space. Both properties open onto a shared courtyard-style garden. In addition, a gated entrance with stone-capped brick piers leads from the road onto a generous driveway offering ample parking.

LOCATION

The property is situated in the village of Cholderton, which has a public house, church and village hall. The neighbouring village of Grateley offers a Post Office/shop, primary school, public house, church and a mainline railway station providing fast services to Waterloo. Andover, about ten miles away, offers a comprehensive range of shopping, educational and leisure facilities, and a further mainline railway station. The cathedral cities of Salisbury and Winchester are within fifteen and twenty five minutes drive respectively, and the A303 is close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

Approach	Gravel path leads to a covered porchway with lantern style light above. Panelled door into:
Entrance Hall	Oak flooring with wide coir mat at threshold. Wide opening at end directly into kitchen, further panelled door into:
Side Hall/Laundry	Quarry tiled flooring. Space and plumbing for washing machine. Meter and fuse boxes. Pendant light point and door to a cupboard housing oil fired boiler with storage above.

Kitchen	Large and dual aspect. Picture window to the front aspect overlooking the winterbourne to the countryside beyond. Further similar window to side aspect overlooking the side garden and driveway. Tall recess housing refurbished two oven oil fired AGA with traditional double hob. Tiled surround and display sill above. Long roll top work surfaces with ceramic tiled splashbacks and a range of high and low level cupboards and drawers. Under counter oven and grill with four ring hob above. Stainless steel 1½ bowl sink unit with drainer and mixer tap, space for tall fridge/freezer, integrated dishwasher. Large built in whitewashed dresser to one wall providing additional storage beneath with display shelving above. Loft hatch. Ceiling spot lights. Sheila Maid and cupboard housing hot water cylinder. Door into:
Living Room	A good sized, square reception room with picture window to the front aspect. Corner open fireplace (not in use) and wall light points. Doorway to inner hall and wide opening directly into:
Dining Room	Glazed double doors open onto the rear courtyard garden. Central pendant light point and deep alcove with shelving.
Inner Hall	Part glazed front door to an attractive front porch, although this entrance is not generally used. Wall light points and doors to bedrooms and bathroom.
Bedroom One	A large dual aspect double bedroom with picture windows to the rear and side aspects. Central pendant light point and decorative low level tongue and groove panelling to one wall. Built in wardrobe cupboards.
Bedroom Two	A further large double bedroom with picture window to the side aspect. Loft hatch. Built in double wardrobe and pendant light point.
Bathroom	White suite with Heritage bath. Tiled surround and mixer tap/handheld shower attachment to one end. Wash hand basin with double cupboard beneath and mirror above. Low level WC with concealed cistern to one side. Glass door into shower enclosure with mixer shower. High ceiling with exposed beams and LED down lighters. Window to rear aspect.

OUTSIDE

The Barn	An attractive farm outbuilding. Timber frame and clad elevations beneath a clay tiled roof. The present owner has converted this and uses it as ancillary accommodation. Half glazed stable style door, with outside lights to either side, provides access from inside. Internally there is a beautiful and impressive exposed pegged oak framework featuring queen post trusses, purlins and collar beams. Vaulted ceiling with pendant light point. Exposed brickwork to one wall. Two large double glazed windows overlook the main courtyard style garden. Wall light points. Decorative panelling. High frosted porthole window to the end wall. To the opposite end corner a rustic palette kitchen has been created. Pine work surface incorporating breakfast bar to one end. Belfast sink unit with copper mixer tap, copper hanging rail and open fronted storage above. Low level wine rack and cupboard. Space for a microwave and small under counter fridge freezer. Fuse box. Engineered oak flooring. LED down lighters. Large sliding panelled door reveals a shower room. Timber wash stand with raised basin. High level WC. Glass screening into metro tiled wet area with overhead and handheld showers. Window. High ceiling with spotlights, wall heater and extractor fan.
Access and Parking	An attractive entrance has been created with tall stone capped bricked piers supporting wrought iron double gates leading onto a generous timber edged gravel driveway providing plenty of parking. Surrounding lawn and bark areas with flowers and shrubs. Mature yew trees, the majority of which have been shaped. Front boundary wall is enclosed by a brick wall, the remaining boundaries by tall fencing with trellis above. Corner storage shed. Doorway within tile capped wall opens into:

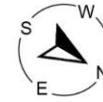
Main Courtyard Style Garden	Fully enclosed and enjoying privacy. Stone and gravelled patio areas. Lawn and well stocked surrounding borders. A further private gate gives access from the courtyard garden beside the village hall and to the road providing easy access to the pub when required.
Services	Water (Cholderton Water Company), private drainage and oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP4 0DW
Council Tax	Wiltshire Council - Band D

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
Tel. 01264 810702
www.evansandpartridge.co.uk

1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

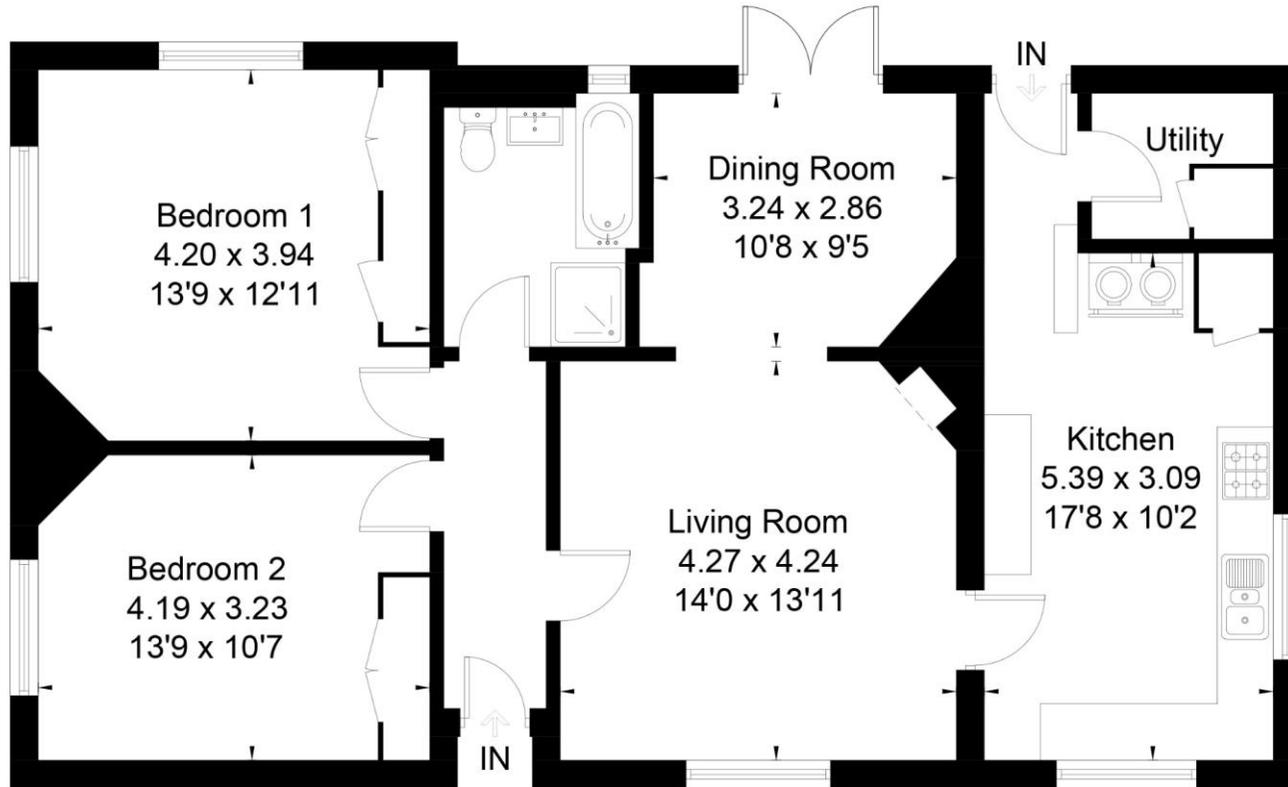
Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF

Approximate Floor Area = 94.7 sq m / 1019 sq ft
Outbuilding = 26.1 sq m / 281 sq ft
Total = 120.8 sq m / 1300 sq ft



 = Reduced head height below 1.5m

MAIN HOUSE



Ground Floor

THE BARN



(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 #104991