



EVANS & PARTRIDGE

**RECTORY COTTAGE
MONXTON, HAMPSHIRE**















RECTORY COTTAGE, MONXTON, HAMPSHIRE, SP11 8AH

A MAGNIFICENT AND PARTICULARLY SPACIOUS DETACHED COTTAGE WITH DOUBLE GARAGE AND LUXURY GARDEN ROOM STANDING IN A STUNNING LANDSCAPED GARDEN WITH TERRACES AND WATER FEATURES ADJOINING A PADDOCK OF APPROACHING TWO ACRES WITH STABLES, QUIETLY SITUATED IN AN EXCELLENT SETTING ON THE EDGE

**EXCELLENT ARRAY OF PV PANELS WITH BATTERY STORAGE
ENTRANCE PORCH, ENTRANCE HALL, SITTING ROOM, STUDY
DINING ROOM, DRAWING ROOM, CLOAKS/SHOWER ROOM
FARMHOUSE STYLE KITCHEN/BREAKFAST ROOM, UTILITY/BOILER ROOM, GALLERY/STUDY AREA, FAMILY BATHROOM
FOUR BEDROOMS (THREE OF WHICH ARE DOUBLES)
DOUBLE GARAGE, LUXURY GARDEN ROOM, PADDOCK**

OFFERS INVITED AROUND: £1,200,000 Freehold

DESCRIPTION

A detached Grade II Listed period cottage offering extremely spacious and well-presented accommodation featuring an impressive triple aspect drawing room with high vaulted ceiling, three further reception rooms and farmhouse kitchen with Aga. To the first floor, four double bedrooms, bathroom and gallery overlooking the drawing room. There is also a good size double garage and adjoining luxury garden room. The property has a stunning secluded mature landscaped garden with central water feature and the additional benefit of a good size adjoining paddock/meadow rising to the rear boundary where there are stables, and a kitchen garden. The property has the considerable benefits from a ground mounted 7Kw solar system with 22 south facing panels, plus a 5Kw Inverter and 3 batteries giving 19.9Kwh of power storage meaning that the system is a net exporter over the period of a year.

LOCATION

The cottage is situated in a picturesque setting surrounded by other period cottages and houses just off the heart of the village of Monxton, a Conservation Area, which has a village hall and church. The neighbouring village of Amport has a reputable primary school, picturesque village green, and The Hawk pub/restaurant, whilst Abbots Ann (one mile away) also has an excellent primary school and village shop/post office. The nearby town of Andover offers a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast access to Waterloo. There is also a railway station in the neighbouring village of Grateley, just a few minutes' drive away. The A303 is close at hand allowing convenient access to the West Country and London, and the cathedral cities of Salisbury and Winchester are both within approximately twenty five minutes' drive.

ACCOMMODATION

Entrance Porch	Tiled roof. Ledged and braced panel door into:
Entrance Hall	Quarry tiled floor. Exposed chimney breast with opening to either side leading into sitting room and dining room.
Sitting Room	(Cosy dual aspect reception room) Brick inglenook fireplace with exposed beam over housing cast iron log burning stove on brick hearth. Window to front and rear aspect. Exposed ceiling joists. Wall lights. Latch door leading to staircase (two). Further latch door into:
Study	(Triple aspect) Exposed ceiling beam and timbers. Small pane windows on three aspects. Built-in corner desk with cupboards to either side. Wall light points.
Dining Room	Quarry tiled floor. Exposed ceiling joists. Wall lights. Small pane window to front aspect. Latch door and steps rising to farmhouse style kitchen/breakfast room. Small pane glazed door into:

Inner Hall	Low level panelling to walls. Window to front aspect. Oak floor boards. Panel latch doors into cloaks/shower room and drawing room.
Drawing Room	(Magnificent substantial triple aspect reception room) High vaulted ceiling with two exposed king post trusses, primary rafters and clasp purlins. Open Bath Stone fireplace with stone hearth. Glazed double doors with windows to either side opening onto terrace with views over the stunning landscaped garden. Further windows (with window seats) to same aspect. Bay window to gable end and two small windows to front aspect. Spot lights and wall lights. Oak floor boards. Built-in dresser style unit.
Cloaks/Shower Room	White suite comprising pedestal wash hand basin with glass shelf and light. Low level WC. Glass/tiled enclosure with Mira shower. Oak floor boards. Window to side aspect. Towel radiator.
Kitchen/Breakfast Room	(Farmhouse style) Ceramic Belfast style twin bowl sink unit with mixer tap and drainer to either side. Iroko work surfaces. Range of cream hand-built high and low cupboards and drawers incorporating herb drawers, plate racks, shelving and glazed display unit. Two oven oil fired Aga with double hob. Under-counter Hotpoint double oven/grill with four ring hob over, extractor hood above and display sill. Integrated dishwasher and fridge. Iroko topped island with cupboards, pan drawers, wine racking and shelving below. Flagstone flooring. Ample space for table with pendant light above. Spot lights. Ledged and braced latch door into larder with shelving, light, vent and flagstone flooring. Glazed double doors and windows to side aspect opening onto terrace and garden. Picture window to opposite side overlooking driveway. Turning staircase (one) with balustrade to side rising to first floor with understairs cupboard. Part glazed door leading to driveway. Door into:
Rear Hall	Window to side aspect. Door to outside. Flagstone flooring. Step up through arch into:
Utility/Boiler Room	Belfast style sink unit with mixer tap. Roll top work surface and cupboard above. Space for under-counter fridge. Plumbing for washing machine and space for dryer. Flagstone flooring. Grant oil fired boiler. Obscure glazed window.
FIRST FLOOR	(Via staircase one)
Main Landing	Balustrade continues overlooking stairwell. Two pendant light points. Access to loft via hatch. Double doors into cupboard housing lagged copper cylinder with immersion and slatted shelving. Eaves cupboard. Doors to:
Bedroom One	(Large triple aspect double bedroom) Picture windows to either side aspect. Further window to rear aspect. Built-in double wardrobe cupboard. Further cupboard into eaves. Pendant light point.
Bedroom Two	(Large double bedroom) Eyebrow window with seat to front aspect. Built-in double wardrobe cupboard. Exposed wall plate and rafter. Panel landing door to:
Landing Two	Staircase (two) descending to sitting room. Pendant light point. Latch door into:
Bedroom Three	(Dual aspect bedroom) Window to front and side aspect. Exposed framework. Pendant light point. Built-in cupboard, mirror and storage above.
Bedroom Four	(Double bedroom, accessed off main landing) Window to front aspect. Hatch into loft space. Exposed timbers. Steps up and door into:
Gallery/Study Area	Balustrade overlooking drawing room. Wall light. Eaves cupboards.
Family Bathroom	White suite comprising Jacuzzi bath with mixer tap/hand held shower attachment and mirror. Pedestal wash hand basin. Low level WC. Sliding double doors into shower enclosure. Dormer window to side aspect.
OUTSIDE	Stunning landscaped gardens, grounds and paddock amounting to 1.77 acres. Gardens and grounds 0.39 acres, paddock 1.38 acres. Wide entrance off lane onto gravelled driveway widening and providing parking and access to:

Double Garage	Constructed of white washed smooth rendered elevations, part timber clad beneath a tiled roof. Folding barn style double doors to front. Personnel door to side. Light and power connected. Gravel path with colourful borders leads to kitchen door and picket gate through arch into the side garden. The front garden is enclosed on one side by topiary hedging with wrought iron gate and brick path leading to the front entrance porch. Lawn with lavender border. Feature well with thatched canopy. Well stocked colourful borders.
Side Garden	(Private) Laid to gently sloping lawn with brick retained herb and flower borders. Apple tree. Flowering Cherry. Well enclosed by tall privet/coniferous hedging and woven hazel panels. Access to garden room. Wrought iron gate in tile capped wall leading into the main rear garden.
Luxury Garden Room	(By David Salisbury, attached to the end of the garage) Constructed of rendered plinths supporting oak frame glazed elevations beneath a tiled roof, surrounded by sandstone paving. Glazed double doors to front. Limestone flooring. High vaulted ceiling with exposed framework. Wall lights. Glazing to front and side aspects with views over the garden.
Main Rear Garden	Comprises a generous terrace extending outside the kitchen and dining room. Lawns and well stocked herbaceous borders. Extended terrace and water feature. Figure of Eight ornamental pond with bridge surrounded by sandstone terracing with a choice of sitting areas, one with overhanging Laburnum. Curved brick and flint retaining walls. Rockery, flower and shrub borders. Waterfall. Stepped path rises to rear boundary with raised deck area and grass walkway back down to the main lawn. Mature beech, ash, oak, weeping willow, weeping cherry and ornamental pear trees. Separate gated vehicular access onto village lane with five bar gate leading into:
The Paddock	(Approximately 1.38 acres) Laid to permanent pasture with central beech tree rising to rear boundary where stunning views are enjoyed across rooftops to countryside beyond. At the top boundary the PV panels are discreetly positioned. Concrete hard-standing with two loose boxes and feed store. Log store. Kitchen garden area. Shed. Water butts. Greenhouse. Large poly tunnel. Fruit trees, soft fruit, raised beds. Compost area.
Services	Mains electricity, water and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 8AH
Council Tax	Test Valley Borough Council - Band G

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Approximate Area = 249.9 sq m / 2690 sq ft
 Outbuildings = 85.3 sq m / 918 sq ft
 Total = 335.2 sq m / 3608 sq ft
 (Including Garage / Excluding Void)
 Including Limited Use Area (15.0 sq m / 161 sq ft)

