



EVANS & PARTRIDGE

APPLETREE COTTAGE
VERNHAM DEAN, HAMPSHIRE











APPLETREE COTTAGE, VERNHAM DEAN, ANDOVER, HAMPSHIRE, SP11 0JY

A CHARMING DETACHED PERIOD COTTAGE SET WITHIN A GENEROUS GARDEN, SITUATED IN THE HEART OF THIS POPULAR VILLAGE AND SURROUNDED BY BEAUTIFUL COUNTRYSIDE

WELL REGARDED PUB AND PRIMARY SCHOOL
THE NORTH WESSEX DOWNS ARE AN AREA OF OUTSTANDING NATURAL BEAUTY
OUTSTANDING WALKS
GREAT POTENTIAL AND OPPORTUNITY
GOOD SIZE GARDEN

OFFERS INVITED AROUND: £375,000 Freehold

DESCRIPTION

A detached Grade II listed period cottage attractively constructed with brick and flint elevations beneath a thatched roof, with a small rear extension under slate. The property is set back from the road and enjoys a good-sized garden to the front and rear, with clear potential for extension subject to the necessary planning permission and listed building consent. The property also benefits from a gated driveway providing ample parking. The existing accommodation includes a sitting room with an attractive fireplace, a further triple-aspect reception room featuring a high ceiling with exposed beams, a kitchen and a ground floor bathroom, while the first floor comprises a double bedroom and a further L-shaped bedroom fitted with comprehensive cupboards, which could be removed to enlarge the room if desired. The property, and the village in general, experienced some flooding during 2014; subsequently comprehensive mitigation work has since been completed around Vernham Dean and within the Bourne Valley and, despite recent very wet conditions and high water tables, there have been no further concerns.

LOCATION

The property is situated in the village of Vernham Dean, a Conservation Area situated within the sought after Bourne Valley, an Area of Outstanding Natural Beauty with excellent walking, riding and cycling in the surrounding countryside. Highclere Castle, a Jacobean style house made famous by the award winning drama series Downton Abbey, is a mere drive away. Local amenities include a primary school, pre-school, village hall, playing fields and the highly regarded George Inn public house, all within easy walking distance of the property, Shalbourne Store and Post Office, an excellent family run shop, is situated approximately five miles from the property and offers a wide range of locally sourced produce and speciality foods. The recently renovated Crown & Anchor pub is also just a short drive away in the village of Ham and offers a vibrant atmosphere and refined rooms. Hungerford, situated just over ten miles away, is a historic market town hosting antique shops along with a range of cafes and restaurants. The Kennet and Avon Canal passes through the town and there are direct links via rail into Paddington (just over one hour). Andover, some eight miles away, offers a comprehensive range of shopping, education and recreational facilities, as well as a mainline railway station providing fast services to Waterloo (just over one hour). The A303 is close at hand allowing convenient access to London (via the M3) and the West Country.

ACCOMMODATION

Approach

Oak panelled door into:

Entrance	Brick flooring and exposed side of chimney breast. Wide step up into dining room and latch door into sitting room.
Dining Room	Featuring a high ceiling and beautiful exposed timbers. Windows to front, side and rear aspects. Two pendant light points and substantial exposed brick chimney breast with decorative flint panels. Latch door to opposite side of chimney connects through into the kitchen/breakfast room where there is a further small window to the rear aspect.
Sitting Room	Beautiful open brick inglenook fireplace with heavy exposed timber above and raised brick hearth. Exposed ceiling beam and timbers. Picture window to the front aspect and further window to side aspect, each with rustic oak display sills. Wall light points. Latch door conceals a turning staircase rising to the first floor. A further latch door leads into:
Kitchen/Breakfast Room	Belfast sink unit with mixer tap. Oak block work surfaces and a range of high and low level cupboards and drawers. Under counter oven with grill. Four ring ceramic hob above. Travertine tile splashbacks. Recess and plumbing for washing machine, integrated under counter fridge, space for tall fridge freezer, small oak breakfast bar. Window to side aspect. Door to under stairs store. Oak effect flooring. Oak latch door with leaded glazing and high leaded separate window to one side opens up to the rear garden and driveway. Ceiling spot lights. Latch door to:
Rear Hall	Window to side aspect. Oak effect flooring continues. Pendant light point. Cupboard housing hot water cylinder and latch door into:
Bathroom	White suite comprising panelled bath with mixer tap/hand held shower attachment to one end. Pedestal wash hand basin. Bidet. Low level WC. Oak effect flooring. Part travertine tiled walls. Windows to side and rear aspect. LED light panel.
<u>FIRST FLOOR</u>	
Central Landing	Exposed purlin and framework balustrade overlooking stairwell. Rustic oak latch doors to:
Bedroom One	A large double bedroom featuring exposed framework purlins and wall plate. Wide window to the front aspect. Loft hatch.

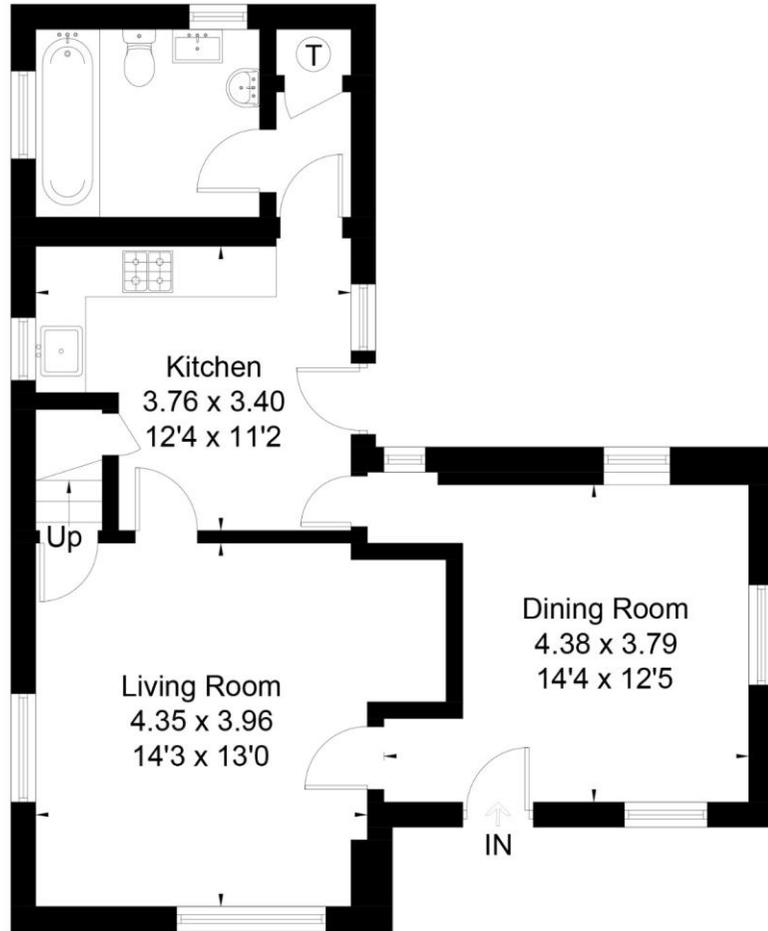
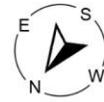
Bedroom Two	L shaped with comprehensive fitted built in pine cupboards and drawers. This has formerly been used as a dressing room. The cupboards could be removed to make a larger bedroom if preferred. Exposed purlins and wind brace and wide leaded picture window overlooking the rear garden.
OUTSIDE	Gravel approach off village lane with box hedging to either side. Five bar gate opens onto a stone edge gravel driveway leading past side of the property to a large rear area providing plenty of parking for the property.
Front Garden	The front garden has a picket gate from the lane and is laid to level lawn well enclosed by mature hedging. Gravel paths surround the property leading to the entrances.
Rear Garden	To the rear of the cottage there is a raised Belfast sink planter on brick plinths and a curved brick and flint retaining wall with central steps up to the main rear garden. A level lawned area well enclosed by a mixture of hedging and fencing. Brick and flint barbeque area to one corner. Shrubs, roses and trees, compost area screened by beech hedge with timber garden store beyond (timber frame and clad elevation beneath a tiled roof). A number of mature trees are dotted around the perimeter of the garden.
Services	Mains water and electricity, private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 0JY
Council Tax	Test Valley Borough Council - Band E

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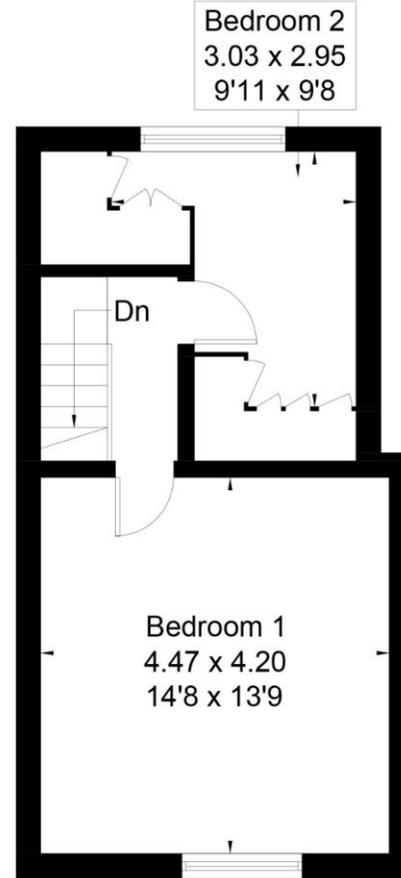
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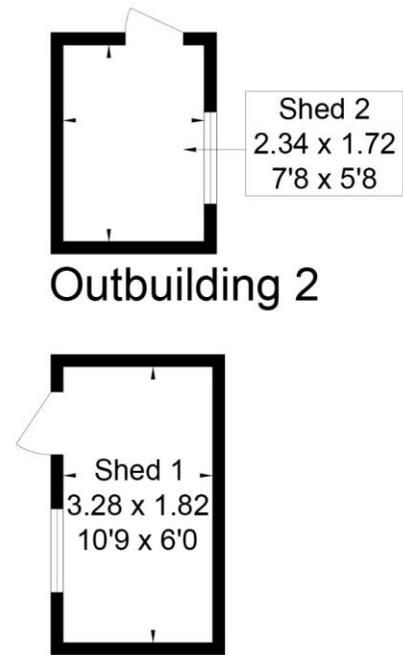
Approximate Floor Area = 91.6 sq m / 986 sq ft
 Outbuilding = 9.9 sq m / 107 sq ft
 Total = 101.5 sq m / 1093 sq ft



Ground Floor



First Floor



Outbuilding 1

(Not Shown In Actual Location / Orientation)



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