

FAITHFULS

THE DROVE, CRUX EASTON



EVANS & PARTRIDGE















FAITHFULS, THE DROVE, CRUX EASTON, NEWBURY, HAMPSHIRE RG20 9QF

AN INDIVIDUAL EXTENDED DETACHED PERIOD FAMILY HOUSE STANDING IN GARDENS, GROUNDS AND Paddock
EXTENDING TO OVER AN ACRE IN A BEAUTIFUL RURAL SETTING WITH OPEN COUNTRY VIEWS OFF A NO-THROUGH LANE
SERVING JUST TWO PROPERTIES

THE NORTH WESSEX DOWNS
AN AREA OF OUTSTANDING NATURAL BEAUTY
MATURE GARDENS WITH BEAUTIFUL VIEWS
SMALL Paddock AND ACCESS TO EXTENSIVE COUNTRYSIDE
SECLUDED RURAL SETTING
GREAT SCOPE AND POTENTIAL FOR IMPROVEMENT

OFFERS INVITED AROUND: £795,000 Freehold

DESCRIPTION

A detached period house, formerly two cottages that were combined many years ago and subsequently extended, providing just over 2,200 sq ft of accommodation, or more than 2,400 sq ft including the garage and store. The accommodation includes a reception hall with cloakroom, a dual aspect living and dining room with a log burning stove, sitting room with an attractive fireplace, study or playroom, kitchen and separate utility room. The first floor comprises four bedrooms, two with en suite shower rooms, the largest of the remaining bedrooms features a balcony, together with a family bathroom. The property is positioned on the side of a small valley with gardens extending to either side and views across the paddock, surrounding farmland and countryside, with the finest views looking north over the lower lying ground. The house, and one neighbouring property, are approached via a single track no through road that continues as a footpath beyond the properties. Opposite the house is an undulating paddock extending to approximately 0.74 acres, the house and gardens extend to about 0.4 acres, giving a total plot of approximately 1.14 acres.

LOCATION

Crux Easton is a small village located in the county of Hampshire. Situated approximately 6 miles southeast of the town of Newbury, it lies in the picturesque North Wessex Downs Area of Outstanding Natural Beauty. The village is known for its rich history, dating back to medieval times. It is characterized by its quaint charm, with a scattering of traditional cottages and farmhouses. It has a close knit community, and the residents take pride in maintaining the village's rural character. The surrounding countryside offers stunning views and is popular with walkers, cyclists and nature enthusiasts.

ACCOMMODATION

Approach

Paved path to wide tiled entrance porch on rustic timber supports. High profile ceiling. Overhead light. UPVC/part glazed door with high level leaded window to one side leading into:

Reception Hall

View over front garden and toward paddocks. Turning staircase with balustrade to one side rising to the first floor. Parquet flooring. Raised rear level with stained glass rear window and door to walk in cloaks cupboard. Further doors lead to living/dining room, sitting room, kitchen and:

Cloakroom	Window to rear aspect. White suite comprising wash hand basin with double cupboard beneath. Tiled splash back. Low level WC. Ceiling light point. Extractor fan.
Living/Dining Room	A large dual aspect reception room with two wide picture windows to the front aspect and a fabulous double glazed picture window to the side aspect, all affording wonderful views over the gardens, paddock and rolling countryside beyond. Central brick fireplace with inset log burner and raised granite hearth. Ceiling and wall light points. Exposed timbers. Small pane glazed double doors open into:
Study	Dual aspect. Glazed double doors open out onto a side terrace and the main view over the valley. Further window to rear aspect. Engineered oak flooring. Ceiling light point.
Sitting Room	Attractive open brick fireplace with beam above. Raised brick edged hearth, aperture to one side into bread oven with wine storage above, to the other side of the chimney breast there is a built-in double cupboard with display shelf above. Ceiling and wall light points. Exposed ceiling beam. Wide picture window to the front aspect with views toward the paddock. Step up and door into:
Kitchen	Stainless steel 1½ bowl sink unit with drainer and mixer tap. Slate effect work surfaces with a similar upstand. Range of high and low level cupboards and drawers with deep pan drawers. Wide stainless steel Smeg Range comprising a large oven with grill and five zone ceramic hob above, stainless steel splash back, Smeg hood with light and extractor over. Recess and plumbing for dishwasher. Cork tiled flooring. Picture window to rear aspect. Ceiling downlighters. Door into:
Utility	Quarry tiled flooring. Similar L shaped slate effect work surfaces with metro tiled splashbacks. Further range of high and low level cupboards and drawers. Space for American style fridge freezer. Recesses for washing machine and tumble dryer. Downlighters. Window to rear aspect. Coat hooks. External door to a quarry tiled covered walkway with side door into the garage. Wrought iron gate opening onto an additional front porch and the driveway.
Garage	Up and over door to front. Cavity construction. Light and power connected. Window to side aspect. Latch door at rear into workshop, window to side aspect. Light and power points. Work bench and racked shelving to one end.

FIRST FLOOR

Landing	Balustrade overlooking stairwell. Wide dormer window to front aspect with paddock and countryside views. Eaves cupboards. Doors to:
Bedroom One	Dual aspect double bedroom. Picture window to side aspect affording open views over the valley to rolling farmland and countryside. Further wide picture window to front aspect. Ceiling light point. Eaves cupboards. Exposed purlins. Opening into:
Dressing Room	Window to side aspect with similar views. Built in cupboards to one wall. Ceiling light point.
En Suite Shower Room	White suite comprising wash hand basin with mixer tap, tiled splashback, mirror and striplight above, cupboards and drawers beneath. Further mirror fronted cabinet. Low level WC. Glass door into tiled shower. Chrome towel radiator. Ceiling light point. Window to rear aspect. Extractor fan.
Bedroom Two	Double bedroom with wide picture window providing views to the front aspect. Exposed purlins. Loft hatch. Pendant light points. Door with mirror leading into:

En Suite Shower Room	White suite comprising wash hand basin with tiled splash back, mirror and striplight above, double cupboard beneath. Low level WC. Corner glass/tiled shower enclosure. Ceiling light point. Picture window to front aspect with rural views. Chrome towel radiator. Corner cupboard.
Bedroom Three	A substantial L shaped double bed/sitting room. Two windows to the rear aspect with views toward farmland. Glazed double doors opening onto a balcony to one end. Ceiling light points. High level opening into small boarded loft store.
Bedroom Four	A further double bedroom with a small dressing area with exposed purlin above. Pendant light points. Window to rear aspect.
Family Bathroom	White suite comprising panelled bath with mixer tap/handheld shower attachment, overhead mount to one end, tiled surround, glass shower screen. Pedestal wash hand basin with mixer tap, tiled splash back, mirror and striplight over. Low level WC. Mirror fronted cabinet. Towel radiator. Window to rear aspect. Ceiling light point. Extractor fan. Corner cupboard housing pressurised hot water cylinder (in need of replacement).
OUTSIDE	Access off lane onto a tarmac parking area providing access to the garage and front porches with a curved brick retaining wall to one side. Sloping lawns extend to the front and either side of the house with a wrap around paved terrace positioned to enjoy views over the valley. To the rear of the property there is a retaining wall, door to a garden store/wine cellar and a recently replaced oil fired boiler. Bank above the retaining wall climbing up to the rear boundary consisting of a post and rail fence, adjoining arable land. Brick under tile former privy. Herbaceous borders and trees. To the opposite side of the lane there is a long undulating paddock mainly enclosed with post and rail fencing, gates and apertures from the lane provide access. Additional gravelled parking area with surrounding rock walls.
Services	Mains water, private drainage, oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	RG20 9QF
Council Tax	Basingstoke and Deane Borough Council - Band G

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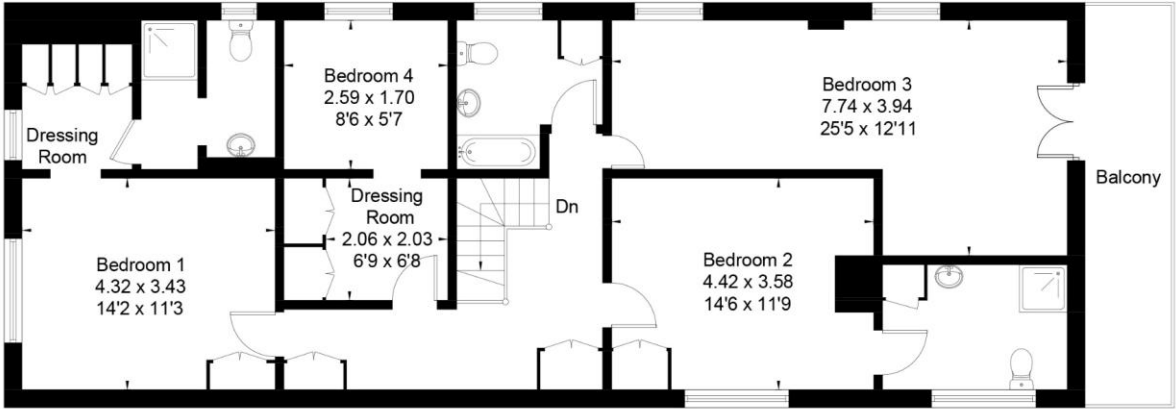
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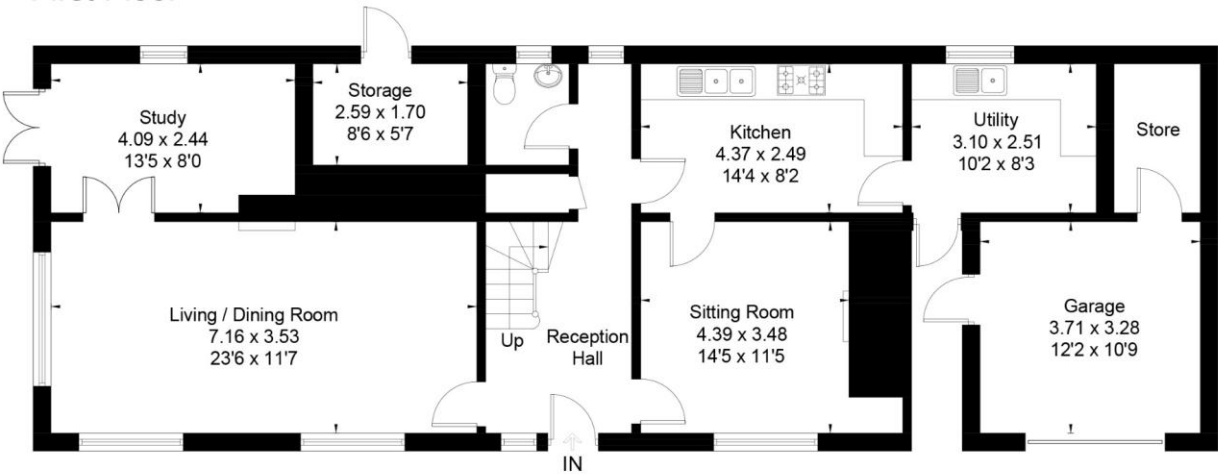
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**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
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Approximate Floor Area = 205.1 sq m / 2208 sq ft
Garage = 13.2 sq m / 143 sq ft
Outbuilding = 8.1 sq m / 88 sq ft
Total = 226.5 sq m / 2439 sq ft



First Floor



Ground Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #112343

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		