

# 4 AMPORT PARK MEWS

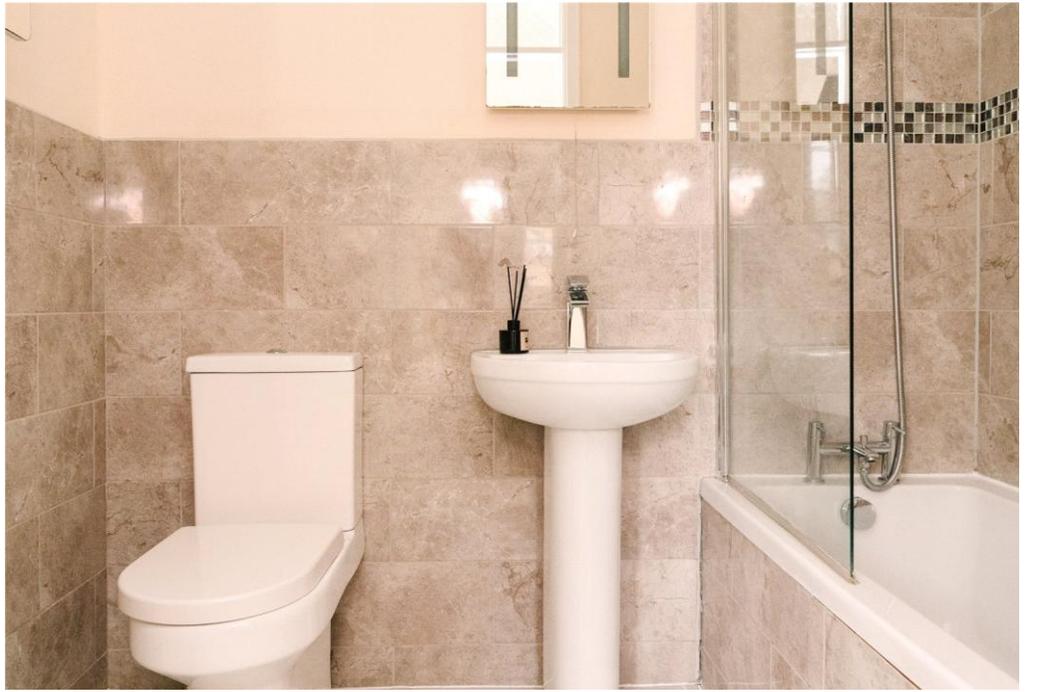
AMPORT, ANDOVER



**EVANS & PARTRIDGE**







# 4 AMPORT PARK MEWS, AMPORT, ANDOVER, HAMPSHIRE, SP11 8BS

**SITUATED IN A GRADE II LISTED COURTYARD THAT FORMERLY HOUSED THE CARRIAGE HOUSE AND STABLES OF AMPORT HOUSE, THIS MEWS-STYLE SEMI DETACHED HOME FEATURES HIGH CEILINGS, A RECEPTION ROOM WITH DOUBLE SASH WINDOWS, THREE BEDROOMS INCLUDING ONE EN SUITE, FAMILY BATHROOM AND DOWNSTAIRS**

**QUIET AND SECURE SETTING  
PARKING AND GARAGE  
3 BEDROOMS - EN SUITE & FAMILY BATHROOM  
COUNTRY WALKS AND EXCELLENT PUB  
SHORT DRIVE TO GRATELEY RAILWAY STATION**

**OFFERS INVITED AROUND: £395,000 Freehold**

## DESCRIPTION

An attractive semi detached mews style house forming part of a Grade II Listed courtyard of charming homes, originally the stables and coach houses for Amport House. This characterful property offers high ceilings on the ground floor, with a reception room, hall, kitchen and a downstairs cloakroom. The property also benefits from a private parking space and garage, with a small private garden to the immediate front and beautifully landscaped communal gardens within the courtyard. Amport House, located near Andover in Hampshire, is a historic 19th century Jacobean-style country house, once the ancestral home of the Marquesses of Winchester, with celebrated Arts and Crafts gardens designed by Edwin Lutyens in collaboration with Gertrude Jekyll. In 1957, it became home to the Royal Army Chaplains' Department and later the Tri-Service Armed Forces Chaplaincy Centre, serving as a place of spiritual retreat and training until its sale in 2020.

## LOCATION

The property is situated toward the end of a no-through lane near the church in the sought after village of Amport, tucked away and set well back from the road. The village has an excellent primary school with Farleigh School, a leading private co-educational school only a short drive away. It also boasts the popular Hawk Inn and the renowned Hawk Conservancy and is conveniently situated for the A303 providing access to the West Country and London via the M3. Mainline rail services are available to from Grateley station, a 6 minute drive away (Waterloo in 75 mins) as well as from Andover (Waterloo in just over an hour). Shops and a post office can be found in the nearby village of Abbots Ann and Weyhill, which also features the popular Hillier Garden Centre. A range of comprehensive leisure, entertainment and shopping facilities are available in the nearby towns and cities of Stockbridge, Winchester, Salisbury and Andover.

## ACCOMMODATION

<b>Entrance Hall</b>	Cobbled approach to a porch with an outside lantern style light. Panelled door with high level obscure glazed fan light leads into:
<b>Reception Hall</b>	A spacious entrance hall. Low level cupboard conceals meter and fuse box. High ceilings. Turning staircase with balustrade on one side rises to first floor. Doors lead to kitchen, dining room, main living room, drawing room and downstairs cloakroom.
<b>Kitchen/Breakfast Room</b>	The kitchen includes butchers block work top surfaces, ceramic sink with drainer and mixer tap and a range of high and low level cupboards and drawers. It is equipped with under counter oven and four ring hob with stainless steel splash back, extractor fan and light above. Integrated Kenwood dishwasher. Plumbing and space for washing machine and tumble dryer. Grant wall mount oil fired boiler. Deep cupboard under stairs for storage. Impressive high ceilings. Large high level twelve pane sash window faces onto the courtyard. Down lighters. Space for breakfast table and free standing fridge freezer. Ceramic tiled flooring.

<b>Living Room/Dining Room</b>	A substantial reception room with two large high level twelve pane sash windows and display sills, enjoying views over the courtyard. Central ceiling pendant with chandelier. Wall mounted picture lights. Open fireplace (not in use) with impressive marble mantelpiece, hearth and surrounds.
<b>Cloakroom</b>	Ceramic floor. Half tiled porcelain walls. Low level WC. White pedestal wash hand basin. Extractor fan. Downlighter.
<b>FIRST FLOOR</b>	A turning staircase with handrail to one side leads to generous half landing then on to the first floor with exposed painted spindles. Panelled doors into bedrooms 1, 2 and 3 plus family bathroom. Airing cupboard housing hot water cylinder and pressurised pump for showers with shelving.
<b>Bathroom</b>	Features ceramic tiled flooring and partly tiled walls. White suite comprising bath with chrome overhead shower attachment and glass glazed screen on bath. Vanity mirror with backlighting. Close coupled WC. Pedestal hand wash basin with mixer tap. Vanity mirror with integrated lighting. LED downlighters. Expelair extractor fan. Radiator.
<b>Principal Bedroom</b>	A substantial double room with two large sash windows overlooking the courtyard gardens. Pendant light point. Impressive high ceilings.
<b>En Suite Bathroom</b>	Comprises a white suite with hand wash basin and mixer tap. LED down lighters and extractor fan. Bath with glass shower screen and overhead shower attachment. Tiled flooring and walls. Radiator and medicine cupboard with glass mirrored front and vanity mirror with backlighting.
<b>Bedroom Two</b>	Generous double bedroom with two six pane sash windows. Ceiling pendant light point. Obscure glass window overlooking inner landing and stairwell. High ceilings.
<b>Bedroom Three</b>	Smaller guest double room with eight pane double sash windows. Ceiling pendant light point. Built in double door wardrobe with hanging rail.
<b>OUTSIDE</b>	The property fronts an attractive courtyard in a sheltered communal area ideal with small private borders immediately adjacent to the house. Single parking space and a single garage or workshop. Additional parking is available along Furzedown Lane.
<b>Services</b>	Mains water and drainage, electricity, oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SP11 8BS
<b>Council Tax</b>	Test Valley Borough Council - Band E

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

**Tel. 01264 810702**

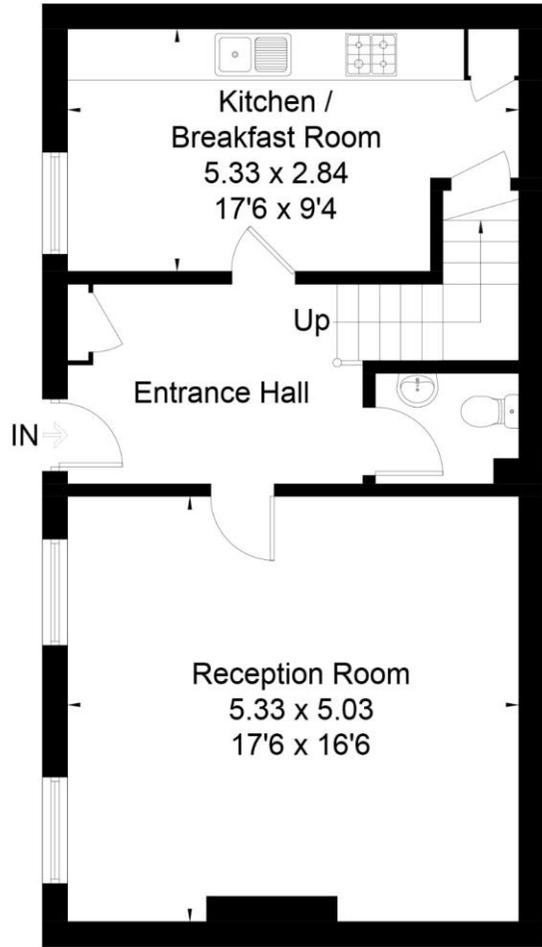
**[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

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.

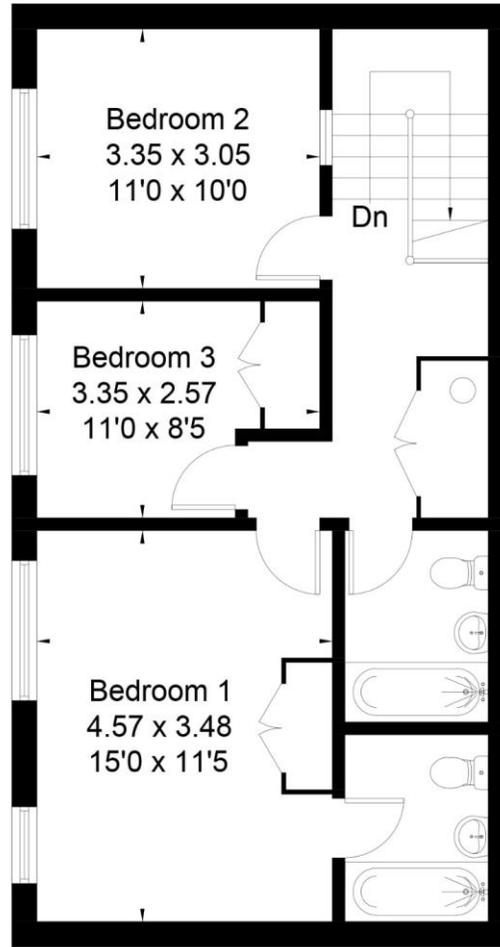
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves 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.

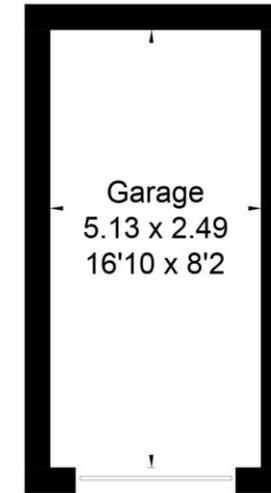
Approximate Floor Area = 112.0 sq m / 1206 sq ft  
 Garage = 12.9 sq m / 138 sq ft  
 Total = 124.9 sq m / 1344 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Drawn for illustration and identification purposes only by @fourwalls-group.com # 105362

