



EVANS & PARTRIDGE

**GAMEKEEPERS COTTAGE
WEST TYTHERLEY, HAMPSHIRE**











GAMEKEEPERS COTTAGE, 35 THE VILLAGE, WEST TYTHERLEY, HAMPSHIRE, SP5 1NF

A MOST ATTRACTIVE AND SURPRISINGLY SPACIOUS EXTENDED FOUR BEDROOM COTTAGE SET BACK FROM THE LANE WITH PARKING AND AN ATTRACTIVE GARDEN SITUATED IN THE HEART OF THIS POPULAR RURAL VILLAGE

**FANTASTIC COUNTY WALKS
PUB, SHOP, CHURCH, PRIMARY SCHOOL
FIBRE BROADBAND
ATTRACTIVE GARDENS
FOUR BEDROOMS, TWO BATHROOMS**

OFFERS INVITED AROUND: £825,000

DESCRIPTION

A pretty Victorian semi-detached former workers' cottage that has been sympathetically extended and now provides excellent family accommodation, including a large and versatile main living room, a separate cosy sitting room with fireplace and log burner, and an excellent farmhouse-style kitchen/dining room with glazed doors opening onto the main terrace and garden, together with a utility room and shower room on the ground floor. The first floor includes a large principal bedroom with Juliet balcony and a recently replaced en suite bathroom with separate shower, three further bedrooms and a family bathroom. The cottage also retains the former laundry, now a useful detached garden store with the original copper still in one corner, while a pretty garden wraps around the side and rear of the property with a south-westerly aspect, a further attractive garden extends to the front, and a large driveway provides ample parking. This pretty and extremely practical home is set in a beautiful and quiet village with a superb community and a range of amenities.

LOCATION

The property is situated in the heart of the picturesque village of West Tytherley which offers a Post Office/store, public house, primary school, nursery, church, village hall, recreation ground and play area, all within walking distance. The nearby village of Lockerley also has a store. Stockbridge High Street is within a 10 minute drive as well as Salisbury, Romsey and Winchester, all within a close driving distance and providing a comprehensive range of leisure and shopping facilities. There is also an excellent choice of state, grammar and private schools within easy reach. There is a main line railway station at Grateley (about 9 miles) with fast services to London Waterloo in about 75 minutes.

ACCOMMODATION

Approach

Sandstone paved path with sleeper edging leads around to the main entrance at the side of the house. There is an outside lantern style light and a small pane glazed door into:

Kitchen/Breakfast Room

Ceramic twin bowl Belfast style sink unit with central mixer tap and granite drainers to either side. Matt finish granite work surfaces with inset beech block section. Range of limed oak fronted high and low level cupboards and drawers incorporating a glazed china display cabinet and spacious high level corner shelving. Under counter double oven and grill with separate ceramic hob with limed oak surround, ceramic tile splash back and extractor fan with light over. Recess and plumbing for dishwasher. Recess for under counter fridge with basket vegetable drawers to one side. Terracotta tiled flooring and space for a freestanding island or butcher block. LED ceiling downlighters. Window to the front aspect and two windows to the side aspect on either side of the access door.

Dining Area	Space for a large family or entertaining table, dresser and sideboard. Terracotta tiled flooring continues. Wall light points and wide glazed double doors open onto the rear terrace and main garden. Pine panel door into:
Inner Hall	Terracotta tiled flooring continues. Ceiling downlighter. Wide opening into living room and latch doors to sitting room and utility.
Living Room	A very spacious reception room with oak effect flooring throughout. Large corner picture windows overlook the main garden with central glazed double doors opening onto the terrace. Further window to the rear aspect. LED downlighters. Turning staircase rising to the first floor. Large built in corner dresser with high and low level cupboards. Door to shower room.
Sitting Room	A further large yet cosy reception room centred on an attractive brick fireplace housing a cast iron log burning stove standing on a raised brick hearth with exposed beam above. To one side of the chimney breast there is a brick recess and cast iron door to a bread oven. To the other side of the chimney a high level door conceals a storage cupboard. Exposed ceiling beam. Wide bay window overlooking the front garden with deep display sill and further window to a similar aspect. Step up to the main front door which incorporates high level obscure glazed panels and is currently not in use. Wall light points and recessed lighting around the fireplace. Door to under stairs storage cupboard.
Utility Room	Roll top work surface with inset stainless steel sink with mixer tap and drainer. Ceramic tile splash backs. Quarry tiled flooring. Recess for washing machine and recess for dryer. High and low level cupboards. Space for tall fridge freezer. Comprehensive full height shelving to one wall with tongue and groove panelling to one side and coat hooks above.
Shower Room	Painted wash stand with raised circular basin and corner mixer tap. Low level WC. Step up to side of wide frameless glass screen into porcelain tiled wet area with overhead and handheld shower attachments. High profile ceiling with exposed purlin and skylight. Central pendant light point. Low level decorative panelling to remaining walls and similar porcelain tiled flooring.
FIRST FLOOR	Central landing with loft hatch, skylight to rear aspect, pendant light point and exposed chamfered oak beam. Deep cupboard housing Megaflo hot water cylinder. Further latch doors leading to:
Principal Bedroom	Central glazed double doors with Juliet balcony overlooking the main garden. Further window and Velux skylight to side aspect. Heavy exposed chamfered oak purlins and upright support. Built in wardrobes and loft hatch. Downlighters, spotlight and pendant light point. Latch door to:
En Suite Bathroom	Recently replaced and well appointed featuring large porcelain tiled flooring and part tiled walls. White suite comprising contemporary central bath with raised corner mixer tap and handheld shower. Low level WC with concealed system and circular wall mounted wash hand basin with electric mirror above. Sliding glass door into large porcelain tiled enclosure with overhead and handheld shower attachments. Chrome towel radiator. Exposed purlin and skylight. Downlighters with extractor fan.
Bedroom Two	A further large dual aspect double bedroom with heavy exposed oak purlins. Large window to the rear aspect overlooking the main garden and a small high level pane window to the side aspect. Pendant light point and eaves storage cupboard.
Bedroom Three	A cosy double bedroom featuring a cast iron Victorian fireplace. Recesses to either side of the chimney breast, one with long decorative shelving. Large window overlooking the front garden. Pendant light point. High level corner cupboard. Picture rail and latch door to a useful walk in wardrobe.

Bedroom Four	Single bedroom with large window overlooking the front garden. Corner alcove with curved display shelving. Pendant light point and picture rail to one wall.
Family Bathroom	A spacious room with central corner double ended bath with mixer tap and handheld shower attachment. Low level decorative panelling to all walls with window seat to the front of a large window overlooking the front garden. Pedestal wash hand basin and low level WC. Corner glass and travertine tiled shower enclosure with mixer shower. Oak beam, downlighters and extractor fan. Further high level small pane window to side aspect and shelved cupboard.

OUTSIDE

Front	Wide entrance with herringbone block paved apron and twin five bar gates leading to a generous brick edged gravel driveway providing plenty of parking. The cottage is set well back from the lane and enclosed along the front boundary by mature hedging. There is a good size area of lawn to one side of the drive with flower borders and a central fruit tree. A further deep herbaceous border extends to the front of the original cottage where there is an attractive rustic yew framed porch beneath the tiled roof standing on brick plinths. Herringbone block paved path to tall picket gate through rustic chestnut fencing continues to the side of the property where there is the main entrance. Further shaped side lawn and well stocked surrounding borders.
Rear Garden	An attractive sandstone terrace lies to the rear of the property accessed from the living room and kitchen dining area, ideal for barbecues and entertaining. This is surrounded by raised sleeper retained borders with sleeper and brick steps leading up to the main lawn which gently slopes up to the rear boundary. Further well stocked borders, small children's play area and trellis with roses over leading to a screened working area for compost and fires where there is a garden shed. Behind the original cottage there is the former laundry, a small outbuilding with weatherboarded elevations on brick plinths beneath a tiled roof. This is an ideal garden store or small workshop with the original copper to one corner. Light and power connected.
Services	Mains electricity and 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	SP5 1NF
Council Tax	Test Valley Borough Council - Band F

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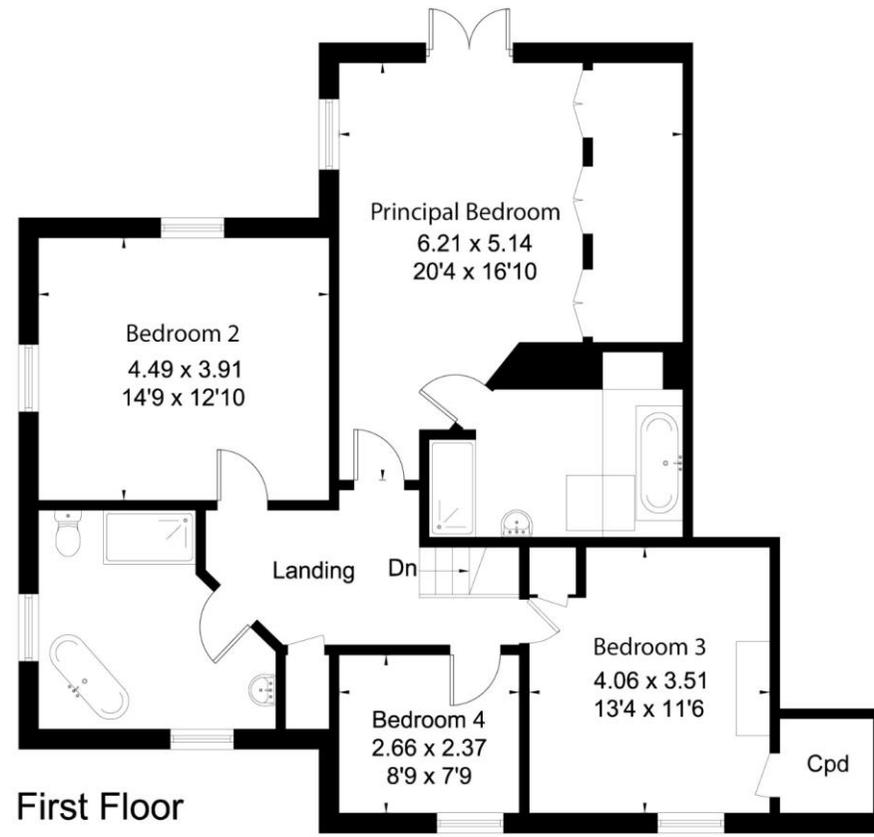
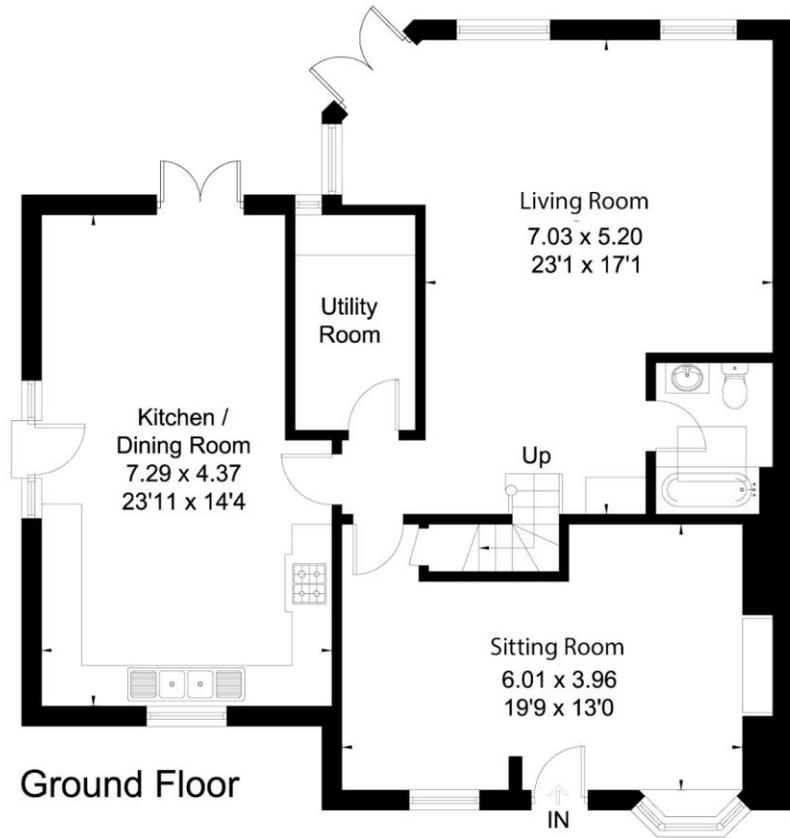
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Approximate Floor Area = 209.8 sq m / 2257.9 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	## D	75 C
39-54	E		
21-38	F		
1-20	G		