



**EVANS & PARTRIDGE**

**WESTWOOD  
REDENHAM, HAMPSHIRE**











# WESTWOOD, REDENHAM, ANDOVER, HAMPSHIRE, SP11 9AN

**AN ATTRACTIVE INDIVIDUAL DETACHED FAMILY HOUSE, EXTENDED AT THE REAR TO PROVIDE EXCELLENT FLEXIBLE AND CHARACTERFUL ACCOMMODATION FEATURING AN OPEN PLAN KITCHEN WITH SITTING AND DINING AREA, STANDING IN A QUARTER ACRE PLOT WITH A MATURE LANDSCAPED GARDEN AND RURAL VIEWS, IN AN IDYLIC QUIET SETTING SURROUNDED BY BEAUTIFUL COUNTRYSIDE**

**QUIET RURAL SETTING  
AN AREA OF OUTSTANDING NATURAL BEAUTY  
EXTENSIVE COUNTRY WALKS  
CHARACTER TRADITIONAL HOME WITH EXTENSIONS  
OPEN PLAN KITCHEN AND LARGE SEPARATE LIVING ROOM  
PARKING, LARGE GARDEN, GARAGE, SUMMERHOUSE AND LARGE DECK**

**OFFERS INVITED AROUND: £795,000 Freehold**

## **DESCRIPTION**

An extended detached period house offering excellent family accommodation with substantial ceiling heights in all rooms, comprising reception hall with cloakroom, large drawing room with fireplace and log burning stove, open plan kitchen/breakfast room with island and adjoining dining and sitting areas, separate study/playroom and useful utility/boot room. To the first floor there is a principal bedroom with en suite shower room, three further bedrooms and family bathroom. Outside, the property has the benefit of plenty of off road parking and an attractive mature garden rising to the rear boundary from where there are open rural views. There is a summerhouse with large decked area, ideal for entertaining, as well as a former garage that has been converted into a useful workshop and small adjoining office (also with annexe potential).

## **LOCATION**

The property is situated in the quiet hamlet of Redenham whilst the nearby village of Appleshaw has a pre-school playgroup, primary school, church, butchers and country pub and there are also several useful shops in the neighbouring village of Weyhill including the excellent Rosebourne garden centre complex with butcher, baker, farm shop and restaurant. Andover has several good state schools as well as private schools, Rookwood and Farleigh. It also offers a comprehensive range of shopping and leisure facilities and a mainline railway station providing fast services to Waterloo (in just over one hour). The cathedral cities of Salisbury and Winchester are both within approximately half an hour's drive. The A303 is close at hand allowing convenient access to London and the West Country via the M3 and M4.

## **ACCOMMODATION**

<b>Entrance Porch</b>	Slate roof on gallows brackets with lantern style light. Part glazed timber door leading into:
<b>Reception Hall</b>	Staircase with turned style balustrade to side rising to first floor. Rustic oak flooring. Two ceiling light points. Understairs cupboard. Panelled doors into cloakroom, rear lobby and drawing room.
<b>Cloakroom</b>	White suite comprising wash hand basin with tiled splash back and low level WC with tiled surround. Slate flooring. Obscure glazed window to side aspect. Down lighters. Extractor fan.
<b>Large Drawing Room</b>	Substantial reception room with high ceiling. Open fireplace with rolled steel log burning stove on slate hearth. Recess to either side of chimney breast, ideal for dresser/bureau, the other with wall light point. To opposite end a further chimney breast with recess to either side, one with built in cabinetry comprising cupboards with arched display shelving above. Two sash windows to front aspect with views towards farmland. Original internal sash window to rear aspect with view through to study/playroom. Coving. Two pendant light points.

<b>Rear Lobby/Potential Small Office</b>	Oak flooring. Obscure glazed window to side aspect. Halogen down lighters. Panelled door into utility/boot room. Opening with oak sill to side into:
<b>Kitchen/Breakfast Room</b>	Open plan with adjoining dining and sitting areas. Kitchen/Breakfast Room: Ceramic 1½ bowl sink unit with mixer tap and polished granite drainer. Long polished granite work surfaces with similar upstand. Range of Shaker style high and low level cream cupboards and drawers. Central oak topped island with breakfast bar to end, deep pan drawers, recycling cupboard and shelving beneath. Rangemaster range with two ovens, grill and five ring gas hob, decorative tiled splash back and hood above. Integrated fridge, freezer and dishwasher. Separate double fronted and vented larder cupboard with internal herb racks, shelving, marble cold shelf and basket drawers beneath. Indian sandstone flooring. LED down lighters. Picture window with views over the landscaped rear garden. Wide openings into sitting and dining areas. Living Area: Indian sandstone flooring. Central lantern roof light. Ample space for large table and dresser. Window to side aspect. Folding fully glazed doors opening on the rear terrace and garden. Dining Area: Built in corner seating/pew with space for family table and pendant lights above. Oak flooring. Coving. Down lighters. Glazed double doors opening into study/playroom.
<b>Study/Play Room</b>	Rustic oak flooring. Window to side aspect. Lantern roof light. LED down lighters. Coving.
<b>Utility/Boot Room</b>	Stainless steel sink unit with mixer tap and drainer. Roll top work surface with tiled splash back, maple fronted cupboards above and below. Recess and plumbing for washing machine and space for dryer and dog bed. Worcester oil fired boiler. Ceramic tiled floor. Sheila Maid. Down lighters. Cupboard with meter/fuse box. Half glazed door to rear terrace and garden.

## **FIRST FLOOR**

<b>Central Landing</b>	Turned style balustrade overlooking stairwell. Coving. Two pendant light points. Access via hatch into loft. Window to side aspect. Panelled doors to bedrooms, family bathroom and cupboard housing pressurised hot water cylinder and slatted shelving.
<b>Principal Bedroom Suite</b>	Hallway: Opening into bedroom and panelled door into bathroom. Bedroom: Two large dual aspect windows with views over the rear garden to paddocks and countryside beyond. Further window to side aspect. Two pendant light points. Two double built in wardrobe cupboards and central mirror. En Suite Shower Room: White suite comprising pedestal wash hand basin and low level WC. Sliding glass screen into large fully tiled shower area. Part tiled walls. Mirror fronted cabinet. Shaver socket. Down lighters. Extractor fan.
<b>Bedroom Two</b>	Dual aspect. Double glazed sash window to front aspect with views towards farmland and countryside. Original sash window to rear aspect. Painted Victorian fireplace with recess to either side of chimney breast, one with built in cupboards, the other with shelving. Pendant light point. Coving.
<b>Bedroom Three</b>	Double bedroom. Sash window to front aspect with views towards farmland and countryside. Chimney breast with recess to either side, one with shelving. Pendant light point. Coving.
<b>Bedroom Four</b>	Small double/large single with window to side aspect. Built in wardrobe cupboard. Ceiling light point. Coving.
<b>Family Bathroom</b>	White suite comprising panelled double ended bath with mixer tap and hand held shower attachment, tiled surround. Pedestal wash hand basin with mixer tap, tiled splash back, mirror and shaver socket above. Low level WC with concealed cistern. Down lighters. Part obscure glazed sash window to front aspect. Extractor fan.

<b>OUTSIDE</b>	The property fronts onto a quiet village lane. Level lawn immediately to the front of the house with two weeping silver birch trees and shrub border. Gravelled driveway provides parking for three to four vehicles. Five bar gate to side gives access onto a further wide gravel driveway providing additional parking and access to the rear garden and the outbuilding.
<b>Former Garage</b>	Potential to be converted into an annexe, subject to any required consents. Constructed of brick elevations beneath a slate roof. This has been converted into a small entrance hall/storage area leading into a workshop with wood burning stove which in turn leads into a small office. Light and power connected. Windows to side aspect.
<b>Rear Garden</b>	Comprises an attractive Indian sandstone terrace area with raised ornamental shrub border to side. Path continues round to the opposite side of the property with gate into the front garden. Terrace is screened by ornate wrought iron fencing and brick/flint walling with gate into:
<b>Main Garden Area</b>	Split level formal lawns. Lower Lawn Area - Timber storage shed. Magnolia tree, perennials, roses, shrubs and herbs. Gravel/sleeper steps rise to: Upper Lawn Area - Level and surrounded by an interesting variety of shrubs and specimen trees. Oil tank and timber wood store concealed behind trellis. Rockery garden to rear with paths to either side leading to:
<b>Upper Garden and Decked Area</b>	Ideal entertaining space. Further lawn area with fruit trees, raised vegetable beds and shrubs. Wide central timber steps at rear boundary lead up to a large decked area (about 15m x 5m) with horseshoe bench surrounded by trellis and outdoor kitchen comprising work surface with Belfast sink, tap with storage beneath, all enclosed by balustrade. This area enjoys views back down over the mature landscaped gardens and across the valley towards farmland.
<b>Summerhouse</b>	Fully glazed front elevation with sliding doors. Light and power connected. Wood burning stove on tiled plinth. Wall lights. Power points. Two obscure glazed windows to rear aspect.
<b>Services</b>	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.
<b>Directions</b>	SP11 9AN
<b>Council Tax</b>	Test Valley Borough Council - Band E

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

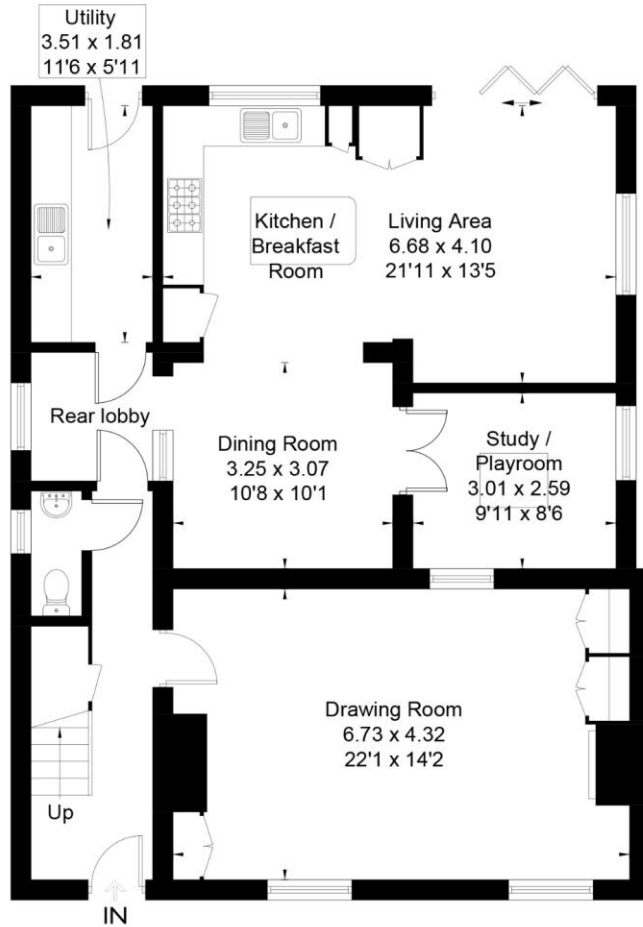
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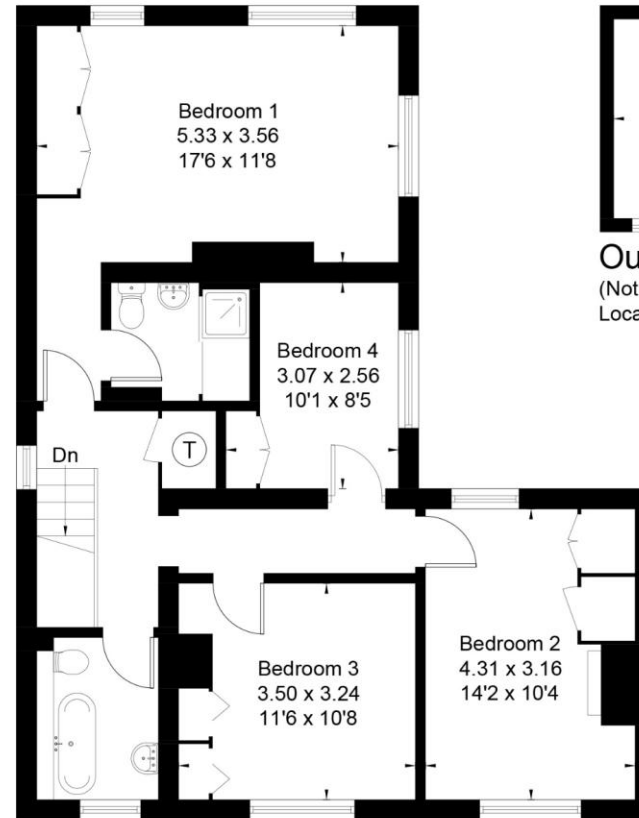
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**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)  
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 178 sq m / 1916 sq ft  
 Workshop / Office = 19 sq m / 204 sq ft  
 Outbuilding = 14 sq m / 151 sq ft  
 Total = 211 sq m / 2271 sq ft



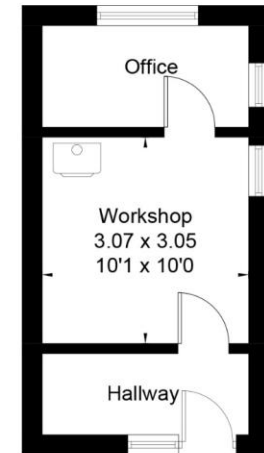
Ground Floor



First Floor



Outbuilding  
 (Not Shown In Actual  
 Location / Orientation)



(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		
39-54	E	87 D	72 C
21-38	F		
1-20	G		