

2 HATHERDEN LANE
HATHERDEN



EVANS & PARTRIDGE















2 HATHERDEN LANE, HATHERDEN, ANDOVER, HAMPSHIRE, SP11 0HG

A SEMI DETACHED PERIOD COTTAGE IN A RURAL SETTING ON THE EDGE OF THIS POPULAR VILLAGE, OFFERING WELL PRESENTED ACCOMMODATION AND ATTRACTIVE VIEWS OVER THE SURROUNDING COUNTRYSIDE

**PLENTY OF PARKING AND GOOD SIZED GARDEN
OPEN COUNTRY VIEWS AND ACCESS TO WALKS
LARGE SITTING ROOM - CONSERVATORY - KITCHEN - UTILITY/WC
THREE BEDROOMS AND FIRST FLOOR BATHROOM
VERSATILE OUTBUILDING/STORAGE
GOOD PUB IN SHORT WALKING DISTANCE**

OFFERS INVITED AROUND: £550,000 Freehold

DESCRIPTION

An attractive semi detached cottage with front and rear gardens, each offering road access and generous parking, while the rear garden also features a large former garage or workshop. A new side porch leads into a central hall, and to the front of the cottage there is a light and spacious sitting room with a fireplace and log burner. The property also includes a modern kitchen with a good sized adjoining separate utility room, a ground floor WC, and a rear conservatory. On the first floor there are three well proportioned bedrooms and a family bathroom. The rural setting on the edge of the village creates a countryside feel that truly defines this lovely home, with beautiful views over the surrounding countryside and farmland.

LOCATION

This property is situated in the picturesque village of Hatherden which has a church and public house. The nearby town of Andover, approximately three and a half miles to the south, offers a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to Waterloo (in just over one hour). The A303 is close at hand allowing convenient access to London and the West Country. Newbury, Salisbury, Winchester and Basingstoke are all within about half an hour's drive.

ACCOMMODATION

Approach

Paths from both the front and rear garden areas converge on a side patio where there is a recently constructed tall timber frame porch beneath a slate roof. Exposed side posts are supported on tall wide brick plinths and there is wide sandstone flooring and an outside light. A composite and part obscure glazed door leads into:

Hall	Turning staircase with wide half landing rising to the first floor. Latch door to deep understairs storage cupboard. Space for coat hooks. Ceramic tiled flooring throughout. LED down lighters. Meter and fuse boxes. Open walkway through to kitchen. Painted timber door into:
Living Room	A generously proportioned reception room with two windows and glazed double doors all opening onto and enjoying views down the front garden. To one end of the room there is a brick fireplace housing a log burning stove with raised hearth and timber display sill above. Deep recesses extend to either side of the fireplace, ideal for built in or free standing furniture. The room has been newly carpeted and has LED down lighters and ceiling coving.
Kitchen	Stone effect roll top work surfaces with ceramic tiled splash backs and a range of oak effect high and low level cupboards and drawers with deep pan drawers and open fronted tray storage. Stainless steel 1½ bowl sink unit with mixer tap and drainer. Integrated double oven with grill and space above for microwave. Samsung four ring hob. Space for tall fridge freezer and recess and plumbing for slimline dishwasher. Ceramic tiled flooring. LED down lighters. Window to the side aspect and further internal picture window with view through the conservatory to the rear garden. Stable style door with high glazed panel into conservatory and further whitewashed latch door into:
Utility Room	Generously proportioned with roll top work surface. High and low and full height cupboards. Space for tall fridge freezer. Further alcove with plumbing for washing machine and sill above to stack a dryer. Limed oak effect flooring. LED down lighters. Louvre doors conceal:
WC/ Boiler Room	Wash hand basin with tiled splash back. Low level WC. Grant oil fired boiler. Obscure glazed window to rear aspect. Central LED ceiling light. Limed oak effect flooring.
<u>FIRST FLOOR</u>	
Central Landing	Freshly carpeted stairs and landing. LED down lighters. Loft hatch. Whitewashed panelled doors lead into:
Bedroom One	Dual aspect double bedroom with windows to the side and rear aspect providing outstanding country views over farmland. Limed oak effect flooring. LED down lighters.
Bedroom Two	Double bedroom with window to the front aspect overlooking the front garden and with surrounding views over farmland and countryside. Central cast iron fireplace (not in use) with built in cupboards to either side of the chimney breast, one housing the hot water cylinder. Limed oak effect flooring. LED down lighters.
Bedroom Three	A further double bedroom currently used as a dressing room with a comprehensive range of corner wardrobes including hanging and box shelving with open fronted storage to one end. Window to front aspect with excellent views. LED down lighters. Limed oak effect flooring.
OUTSIDE	To the front of the cottage there is an access off a lane onto a gravel and grass area providing plenty of off road parking. The front garden is long and level, laid mainly to lawn, with a circular brick well feature to one corner. New fencing along the side boundary with the remaining boundaries enclosed by mature mixed hedging.

Conservatory	(Large and triple aspect) Constructed of UPVC double glazed elevations beneath a profile thermos plastic roof, all standing on exposed brick plinths. Views of the rear garden and surrounding farmland. Quarry tiled flooring. Wall lights. Power points. Glazed double doors onto rear patio and garden.
Rear Garden	Widens as you get to the rear boundary. This end comprises a terrace outside the conservatory with steps up to a large level lawn enclosed by hedging plants. A further steel gate provides vehicular access from the road and there is an excellent timber frame and clad outbuilding recently painted providing a large garage/ workshop.
Garage/Workshop	The inside of the garage workshop has been fully boarded out into a room with a work bench extending to one side. Fluorescent strip lights and numerous power points. A half stud wall in the back corner creates a storage area.
Services	Mains water, electricity, shared 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	SP11 0HG
Council Tax	Test Valley Borough Council - Band D

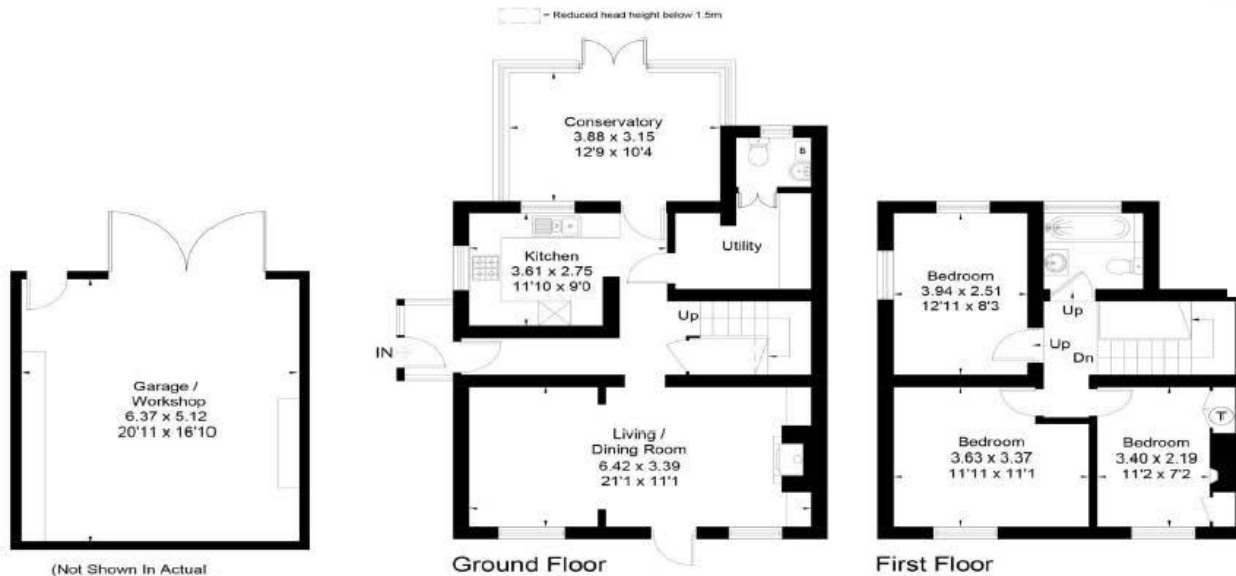
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Approximate Floor Area = 111.7 sq m / 1202 sq ft
 Garage / Workshop = 32.7 sq m / 352 sq ft
 Total = 144.4 sq m / 1554 sq ft



Energy Efficiency Rating		Current	Potential
Electricity efficient: solar heating (solar)	A		102
Electricity efficient: solar heating (solar)	B		
Electricity efficient: solar heating (solar)	C		
Electricity efficient: solar heating (solar)	D		
Electricity efficient: solar heating (solar)	E		
Electricity efficient: solar heating (solar)	F		
Electricity efficient: solar heating (solar)	G		
Electricity efficient: solar heating (solar)			

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(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63664