



EVANS & PARTRIDGE

1 THE LODGE
ANNA VALLEY











1 THE LODGE, FOUNDRY ROAD, ANNA VALLEY, ANDOVER, HAMPSHIRE, SP11 7NE

A UNIQUE PERIOD HOME WITH A BESPOKE INTERIOR DESIGN AND CHARACTERFUL ACCOMMODATION, LANDSCAPED COURTYARD STYLE GARDENS AND OFF ROAD PARKING

ELEGANT AND SPACIOUS WITH HIGH CEILING RECEPTION ROOM
WELL APPOINTED KITCHEN WITH GRANITE TOPS
TWO DOUBLE BEDROOMS
MODERN BATHROOM WITH WET AREA AND HANS GROHE SHOWER
OFF ROAD PARKING
NO CHAIN

OFFERS INVITED AROUND: £460,000 Freehold

DESCRIPTION

The Lodge, formerly known as Taskers Arch, was originally part of Taskers Gate the entrance to Clatford House, the 19th-century home of industrialist Robert Tasker. Now a Grade II listed property, it has been carefully restored to combine period character with modern living. The front door opens into an entrance hall with built-in storage concealed behind a bespoke faux bookcase. The ground floor includes a bedroom with fitted wardrobes, a bathroom fitted with a Hansgrohe rain shower, Pininfarina basin and Jacuzzi bath, a study overlooking the courtyard garden, and a well-equipped kitchen with an integrated Bosch range cooker, matching ovens and granite worktops. The spacious drawing room features a vaulted ceiling, open fireplace and room for both seating and dining. A staircase leads to the main bedroom above the archway, where exposed timbers, vaulted ceilings and dual-aspect windows add to the sense of space and light. The property has the benefit of off road parking and an equally characterful courtyard style garden.

LOCATION

This unique property is situated in the popular village of Anna Valley which has a recreation ground, garden centre and pub/restaurant. The neighbouring village of Upper Clatford has a church and public house with the popular garden centre/farm shop and restaurant at John Lewis' Leckford Estate nearby. Set within the beautiful Test Valley well known for its fishing, vineyards, beautiful walks and also within easy reach of the ever popular Stockbridge High Street. Andover, some 1½ miles to the north, offers a comprehensive range of shopping, educational and leisure facilities as well as a mainline railway station providing fast services to London Waterloo. The cathedral cities of Salisbury and Winchester are within half an hour's drive with the A303 close at hand allowing convenient road access to London and the West Country.

ACCOMMODATION

Approach

Decorative wrought iron gate from the gravelled rear parking area to a curved sandstone path leading to the main rear entrance. Sandstone paved flooring and outside lantern style light. Oak panelled door with high level decorative glazed panel and wide fan light above, into:

Reception Hall	Part vaulted ceiling. LED down lighters. Bespoke cream washed hand built cabinets to one wall emulating classic bookshelves with panelling beneath, providing three individual tall cupboards with push openers, one housing the electricity meter and fuse boxes, internal power points and shelving. Limestone flooring. Small loft hatch. Panelled doors leading to bedroom 2 and bathroom. Wide opening into:
Inner Hall/Study	Limestone flooring continues. Full height cupboard conceals a mains gas fired boiler and pressurised hot water cylinder. Additional fuse box. High profile ceiling with alabaster wall light points. Panelled door to kitchen and wide opening into the Study Area. Decorative, small pane obscure glazed window to rear aspect. Deep alcove ideal for desk. Profile ceiling with down lighters. Limestone tiled flooring. Bespoke hand built cabinetry to one wall emulating high level antique book shelving, each with push openings, providing a range of deep shelved cupboards with concealed power point. Wall light point to one end.
Drawing/Dining Room	A stunning high ceiled, dual aspect, principal reception area featuring beautiful original arched cast iron small pane Taskers windows, two to the front aspect with a further similar window to the side aspect, all with deep display sills. Brick open fireplace with raised, brick edged, quarry tiled hearth. Deep recesses to either side of the fireplace, one arched. High ceiling with coving. Pendant light. Space for large entertaining table and further high level wall light points. Attractive turning staircase rising to small galleried landing, leading onto the first floor and principal bedroom.
Kitchen	Well appointed deep Belfast style sink unit with polished granite drainer to one side and central mixer tap with retractable handheld jet. Polished granite work surfaces with similar upstand and window sill. A range of cream high and low level cupboards and drawers including under counter glazed unit with space for wine cooler to one side as well as a deep pan drawer and tall larder cupboard with soft close internal cage doors. Integrated Bosch oven with smaller oven and grill above. Five ring gas hob. Integrated fridge and freezer. Integrated dishwasher. Central ceiling light point. Windows on two aspects. Picture window to the rear with an arched window to the side aspect. Exposed pine floorboards.
Bedroom Two	A double bedroom with wide picture window to the side aspect and LED down lighter. Limestone tiled flooring and a range of built in light oak effect bedroom furniture including a range of wardrobes and storage to the full depth of the room and two matching bedside table units.
Bathroom	Fully tiled walls and flooring using large slate effect textured porcelain tiles. Deep double ended jacuzzi bath with integrated speaker system with central contemporary circular glass waterfall tap and retractable handheld shower. Slate sill with raised oval basin. Corner mixer tap and two deep drawers beneath. Low level WC to one corner and wet area with central floor drain and Hansgrohe shower including rain water and waterfall effect overhead and handheld attachments. Chrome towel radiator. Window to rear aspect. LED down lighters.
FIRST FLOOR	Galleried Landing with oak topped balustrade overlooking drawing room. Access to loft.
Principal Bedroom	A substantial dual aspect double bedroom featuring a high vaulted ceiling and attractive exposed timber framework. Two windows to front aspect and two similar windows to the rear aspect providing natural light. Wide exposed floorboards. Spot lights to illuminate beams.
OUTSIDE	Access off the road and beneath a tall rendered archway leading past the property, and its neighbour, onto a gravelled off road parking space providing space for two large vehicles enclosed by hedging and fencing. Wrought iron gate into:

Garden Area

Featuring light gravelled terrace with stepping stone paths and sandstone patio. Central raised brick retained border with swan shaped topiary box with solar uplighters. Curved brick and sleeper retained shrub and herbaceous border with ornamental tree with a reclaimed iron telephone box to one corner. A grass lawn and stepping stone path lead around the two remaining sides of the property providing a level lawned area. The front boundary is enclosed by an attractive low brick and flint wall with box hedging above with the side boundary enclosed by painted close boarded fencing. A useful storage shed is located in one corner.

Services

Mains water and drainage, gas central heating. Virgin Media Broadband. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.

Council Tax

Test Valley Borough Council - Tax Band D

Directions

SP11 7NE

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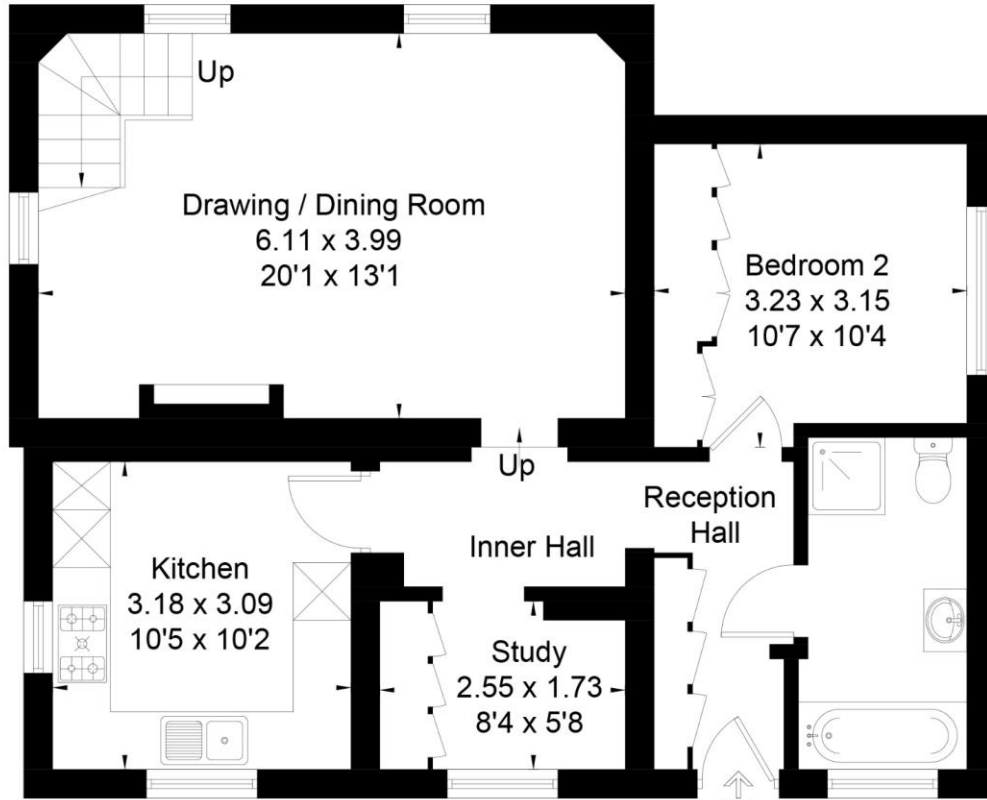
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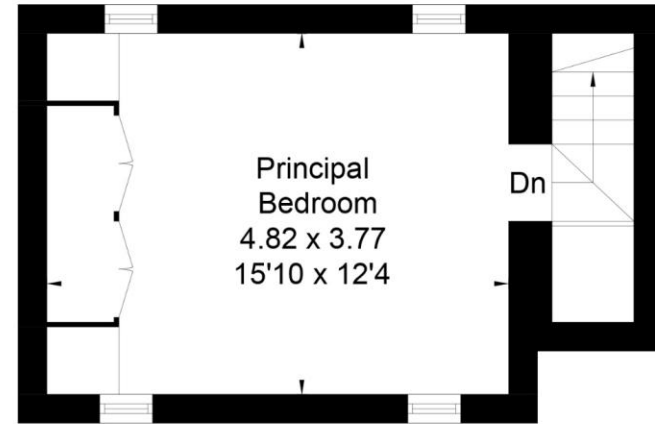
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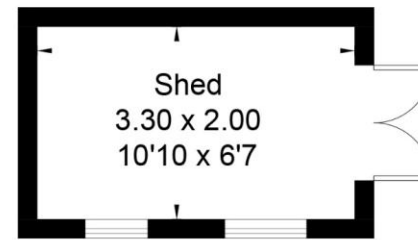
Approximate Floor Area = 89.8 sq m / 966 sq ft
 (Excluding Shed)



Ground Floor



First Floor



(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 #108606

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	73 C
21-38	F		
1-20	G		