



**EVANS & PARTRIDGE**

**SHERWOOD COTTAGE  
LITTLE LONDON, HAMPSHIRE**





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# SHERWOOD COTTAGE, LITTLE LONDON, ANDOVER, HAMPSHIRE, SP11 6JE

**A CHARMING DETACHED FOUR BEDROOM PERIOD COTTAGE IN A QUIET HAMLET SETTING WITH  
SOUTHERLY FACING GARDEN AND OAK FRAME DOUBLE GARAGE**

**RECEPTION HALL - SHOWER ROOM/LAUNDRY  
THREE RECEPTION ROOMS - MODERN KITCHEN  
FOUR BEDROOMS AND FIRST FLOOR BATHROOM  
EXCELLENT OAK FRAME DOUBLE GARAGE WITH WORKSHOP  
ATTRACTIVE SOUTH FACING GARDEN WITH POD  
QUIET SETTING OFF ATTRACTIVE NO-THROUGH LANE**

**OFFERS INVITED AROUND: £600,000 Freehold**

## **DESCRIPTION**

An attractive detached period cottage benefiting from not being listed, with whitewashed elevations mainly beneath a thatched roof and the advantage of double glazing. The accommodation includes a generous reception hall, a triple-aspect living room opening onto the rear garden, a cosy sitting room with log burner, a central dining room, and a wide galley-style kitchen. There is also a useful shower room doubling as a ground floor WC, together with a laundry room. The first floor comprises four bedrooms and a family bathroom. A gated driveway provides parking and access to a detached oak-framed double garage with an adjoining workshop. To the rear, the cottage enjoys a southerly aspect and has been attractively landscaped, featuring a contemporary sphere-shaped summerhouse/pod.

## **LOCATION**

Little London is a quiet rural hamlet lying three miles to the north of Andover. The neighbouring village of Smannell, less than one mile away, has a thriving pub and church, all within walking distance. The area is renowned for its natural beauty and undulating countryside and has some fine woodland walks. There are mainline stations at Andover and Whitchurch (six miles) with a fast service to London (Waterloo) as well as a station at Newbury, approximately twelve miles away, with a service to London (Paddington). There are also excellent road links with the M3, M4 and A303 all within easy access.

## **ACCOMMODATION**

<b>Entrance</b>	Outside lantern style light and UPVC/obscure glazed stable style door into:
<b>Reception Hall</b>	Patterned terracotta tiled flooring. Large window to front aspect. Wall light points. Panelled doors to kitchen, shower room/laundry and:
<b>Sitting Room</b>	A cosy reception room yet with generous ceiling heights. Central brick fireplace housing cast iron log burning stove on raised brick hearth. Recesses to either side of chimney breast, exposed ceiling beam and timbers. White washed brick and flint work to one wall and wall light points. A wide open doorway leads through to:

<b>Dining Room</b>	A large light and airy reception room ideal for entertaining. Glazed double doors with full height glazed panels to either side open onto and overlook the rear patio and landscaped gardens. Exposed beam and joists. Turning staircase rising to the first floor with store beneath. Exposed brick and pegged oak framework to one wall with a deep cupboard to one side concealing Grant oil fired boiler. High cupboard conceals meter and fuse box. Ledged and braced pitch pine doors to kitchen and:
<b>Living Room</b>	An additional and generously proportioned triple aspect reception room centring on an open fireplace with terracotta hearth, brick cheeks and rustic exposed reclaimed beams create a mantelpiece. Picture windows to front and rear aspects. Glazed door to side aspect opening onto the terrace and main garden.
<b>Kitchen</b>	Long stone effect roll top work surfaces with tiled splash backs. A modern range of high and low level cupboards and drawers. Under counter Neff hide and slide oven with warming drawer beneath. Four ring LPG hob with stainless steel splash back and Neff hood over with extractor fan and light. Integrated under counter fridges and freezer. Recess and plumbing for dishwasher. Stainless steel 1½ bowl sink unit with mixer tap and drainer. Limed oak effect flooring. Picture window to the front aspect. Two ceiling light points with LED spotlights. Tall white towel radiator.
<b>Shower Room/Laundry</b>	Pedestal wash hand basin with tiled splash back. Low level WC. Sliding glass door into large tiled enclosure with overhead mixer shower. Door to deep storage cupboard to one side and further recess with plumbing for washing machine and space above to stack tumble dryer. Patterned terracotta style flooring. Tall towel radiator. Obscure glazed window to front aspect. Ceiling light point.
<b>FIRST FLOOR</b>	Long split level central landing with exposed beams and framework. A large window to the front aspect has a view towards farmland. Double doors conceal cupboard housing hot water cylinder with linen shelving to one side. Further storage cupboard. Loft hatch. Ceiling light points. Doors to:
<b>Bedroom One</b>	A generously proportioned dual aspect double bedroom. Large dormer window with shutters to the front aspect providing views towards farmland and woodland. Further smaller window to rear aspect. Pendant light point.
<b>Bedroom Two</b>	Further large dual aspect double bedroom with exposed floorboards. A large picture window and side window taking views of the attractively landscaped garden. Comprehensive storage is provided in two long banks of full height wardrobes with integrated drawers and a concealed dressing table. Central ceiling light point. Mirror.
<b>Bedroom Three</b>	Double bedroom. Wide picture window to the front aspect overlooking the lane. Pendant light point.
<b>Bedroom Four</b>	An L shaped single bedroom with eyebrow window overlooking the rear garden. Exposed rafters and framework. An L shaped range of pine fronted wardrobes. Ceiling light point.
<b>Bathroom</b>	White suite comprising panelled bath with mixer tap/handheld shower attachment to one end with tiled surround and cupboard above. Pedestal wash hand basin. WC. Window to rear aspect. Part tiled walls. Mirror fronted cabinet. Ceiling and wall spotlights. Limed oak effect flooring.
<b>OUTSIDE</b>	Block paved apron and approach off village lane to double five bar gates with pedestrian gate to one side opening onto a generous gravelled driveway providing parking and access:
<b>Double Garage</b>	Solid oak frame standing on brick plinths with weather boarded elevations beneath a slate roof. Twin solid oak barn style double doors to front into two generous garage parking bays. Light and power connected. High vaulted ceiling with space for mezzanine storage. Large separate workshop area to the rear with additional mezzanine above and two large windows to the rear aspect and door.

**Rear Garden**

The attractive rear garden comprises a sandstone terrace area enclosed by an attractive curved brick and flint panel retaining wall. Raised flint border to one side ideal for potted plants and surrounding gently sloping lawns broken up with colourful herbaceous shrub and herb borders. Further curved brick retaining wall and feature pod/summerhouse to the rear boundary. A sphere shaped building with curved bench seat, central table and glass windows on all sides. Further storage shed. The boundaries are enclosed by a mixture of hedging plants and fencing. In the centre of the garden there is an old apple tree. The oil tank is positioned discreetly to one side of the garage and enclosed by block walls.

**Services**

Mains water and drainage. Oil fired heating. LPG. **Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.**

**Directions**

SP11 6JE

**Council Tax**

Test Valley Borough Council - Band G

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

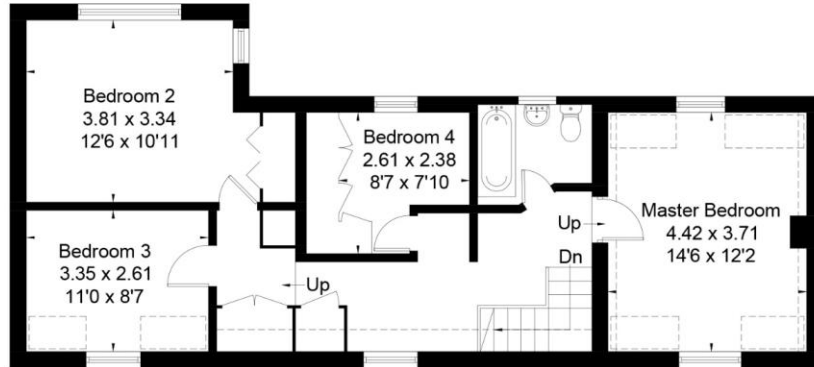
**Tel. 01264 810702**

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

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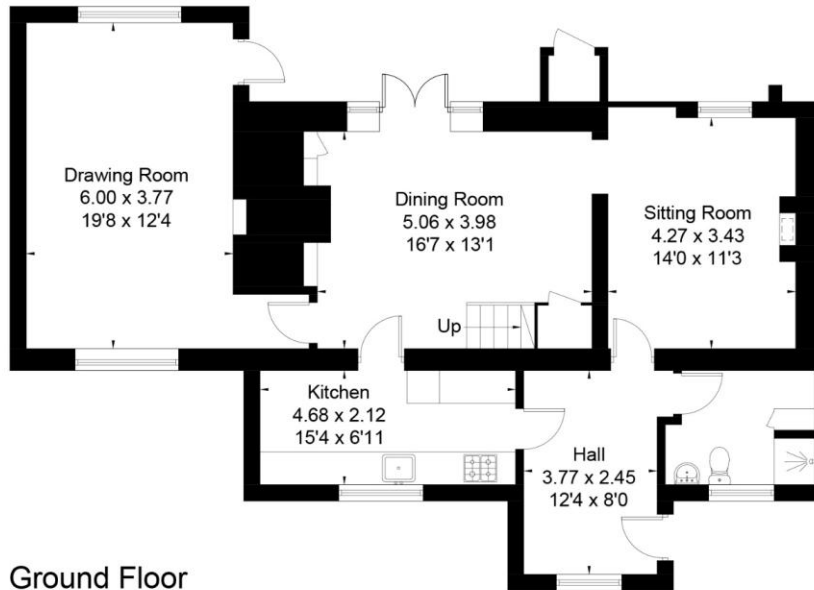
**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)  
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 156.1 sq m / 1680 sq ft  
 Garage = 41.7 sq m / 449 sq ft  
 Total = 197.8 sq m / 2129 sq ft

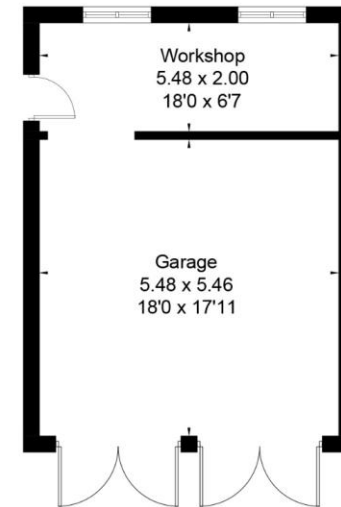


First Floor

= Reduced head height below 1.5m



Ground Floor



(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	87 D	79 C
39-54	E		
21-38	F		
1-20	G		