EVANS & PARTRIDGE
HILLVIEW
WEST TYTHERLEY

SUGAR
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TEA

HILLVIEW, DEAN ROAD, WEST TYTHERLEY, SALISBURY, HAMPSHIRE, SP5 1NR

A TASTEFULLY EXTENDED AND FULLY MODERNISED DETACHED BUNGALOW OFFERING SPACIOUS OPEN-PLAN LIVING, THREE LARGE BEDROOMS AND A DOUBLE GARAGE, SET WITHIN APPROXIMATELY A QUARTER OF AN ACRE ON THE EDGE OF THIS BEAUTIFUL VILLAGE, ENJOYING ATTRACTIVE FAR-REACHING SOUTHERLY VIEWS

QUIET SETTING WITH OPEN VIEWS
FULL FIBRE BROADBAND AVAILABLE
LIGHT AND AIRY ROOMS
WELL PRESENTED THROUGHOUT
PUB - SHOP - CHURCH AND VILLAGE SCHOOL
PRIVATE GARDENS AND DRIVEWAY WITH DOUBLE GARAGE

OFFERS INVITED AROUND: £750,000 Freehold

DESCRIPTION

An individual detached bungalow providing beautifully presented and well balanced accommodation. The property occupies an elevated position with a southerly rear orientation, affording an open aspect to the rear over rolling paddocks and towards trees. It is quietly situated on the edge of this sought after and well equipped village, with access to the surrounding countryside and Bentley Woods. The present owners extended the bungalow to the rear to create a main open-plan living area, which is triple aspect and includes wide glazed folding doors opening onto a raised deck, all enjoying the rear outlook. The property has also been comprehensively modernised, including replacement windows, wiring and heating. The accommodation includes a reception hall, large cloakroom with potential to be re-configured to incorporate a shower, sitting room with log burner; the extended living area incorporates a kitchen with Aga and island unit, a central dining area and living area opening onto the side garden. There are three generous double bedrooms and a bathroom with separate walk-in shower. The property stands in just under a quarter of an acre and benefits from a gated driveway, providing ample parking, together with a detached barn-style double garage with loft storage.

LOCATION

The property is situated in the picturesque village of West Tytherley, a thriving village community, which offers a post office/shop, public house, primary school and two nurseries on the outskirts of the village, church, village hall, recreation ground and play area. Stockbridge High Street is within a 10 minute drive as well as Salisbury, Romsey and Winchester which are all within a close driving distance and provide a comprehensive range of leisure and shopping facilities. There is an excellent choice of state, grammar and private schools within easy reach. Grateley (9 miles) has fast services to London Waterloo in (75 minutes) with a mainline railway between Southampton and Bristol in the neighbouring village of West Dean (2 miles).

ACCOMMODATION

Approach — Access from driveway. Quarry tiled step beneath covered porch with outside lantern style light. UPVC/obscure glazed door leading into:

Reception Hall	A spacious central area that links all of the accommodation, with oak effect flooring. Ceiling coving. Two pendant light points. Loft hatch. Built in double cloaks cupboard which also houses the meter and fuse box. Further similar built in cupboards housing hot water cylinder with slatted shelving and an electric pump housed beneath for the power shower.
Cloakroom	Generously proportioned with a white suite including ceramic wash hand basin with side mixer tap, tile splash back and built in cupboard beneath. Further tall mirror fronted cabinet and alcove with coat hooks. Low level WC with tiled concealed cistern and display sill above. Chrome towel radiator. LED downlighters. Extractor fan and stone effect flooring.
Sitting Room	Small pane bevel edged glazed door from hallway. A square shaped cosy dual aspect reception room with wide picture windows to the front and side aspect, the side window overlooks part of the garden. Central open fireplace housing a cast iron log burning stove on raised brick hearth with exposed beam/display sill above. Central ceiling light point.
Main Living Area	A substantial light and airy triple aspect extension comprising of a large living area, central dining area and well appointed kitchen/breakfast room with Aga.
Kitchen/Breakfast Area	A range of white Shaker style high and low level cupboards and drawers incorporating a glazed china display cabinet and tall double fronted deep shelved larder/pantry cupboards. Further tall broom cupboard with shelving above. Solid oak block work surfaces with similar upstand. Stainless steel 1½ bowl sink unit with central mixer tap and drainer. Integrated under counter dishwasher and space for tall fridge/freezer. Blue two oven electric Aga with traditional double hob, coloured glass splash back, LED lights and display sill extend above. Central island with similar oak top and sides, power points to either end, undercounter Bosch electric oven and hob. Recycling cupboard and a range of further cupboards to the other side. Oak flooring. LED downlighters. Central extractor and window overlooking the rear garden. Full width opening into:
Central Dining Area	Featuring full width aluminium frame folding glazed doors opening onto the rear terrace and garden and providing attractive far reaching views beyond over rolling fields and countryside. Oak flooring and LED downlighters continue. Space for large entertaining table, sideboard or dresser.
Living Area	Windows on three aspects enjoying views over the garden or similar far reaching views. Sliding glazed patio door to side terrace and garden. Oak flooring continues as well as LED downlighters. A glazed door connects through to the sitting room.
Utility	Roll top granite effect work surface with similar upstand. Inset stainless steel sink and drainer. Recess and plumbing for washing machine with space above to stack dryer. Low level double cupboard. High level obscure glazed double cupboard. Central ceiling light point. Extractor fan. Deep shelved alcove. To one side of this room there is space for a study area or alternatively a bench for boots under and coats above.
Bedroom One	A substantial dual aspect double bedroom with wide picture window to the front aspect and further window to side aspect. Space for large bedroom furniture. Central pendant light point.
Bedroom Two	An additional large double bedroom with wide picture window overlooking the rear garden with views beyond towards paddocks and trees. Central pendant light point.
Bedroom Three	Also, a good sized dual aspect double bedroom with wide picture windows to the front and side aspects. Central pendant light point.

Family Bathroom Large and well appointed. White suite comprising deep double ended bath with central mixer tap and handheld shower attachment, tile splash back. Low level WC with concealed glass topped cistern and storage cupboard to one side. Ceramic basin on wash stand with double cupboard beneath, central mixer tap, tiled surround and wide electric mirror above. Frameless glass screen with opening into generous fully tiled wet area with overhead and handheld power shower unit. Patterned vinyl flooring. Tall chrome towel radiator. Obscure glazed window to side aspect with tiled sill. LED downlighters. Extractor fan.

OUTSIDE

Front Splayed and stone edged tarmac apron provides access off village lane to wrought iron decorative double gates opening onto a generous driveway providing plenty of parking, access to the property and a large detached double garage.

Double Garage Timber frame and clad elevations beneath a slate roof. Twin up and over doors. Two large bays with strip lights and power points. High vaulted ceiling and large mezzanines provide additional storage.

Front Garden Lawned areas surround the driveway with herbaceous borders and shrubs. The boundaries are enclosed by mature hedging. Post and wire fencing with shrubs and hedging plants. A wide strip of lawn leads to one side of the garage to a useful level lawned area behind which is a timber garden shed and space to create a kitchen garden or children's play area.

Main Gardens Mainly to lawn and extending round the rear and side of the property with the tremendous benefit of a south and westerly orientation. A generous sandstone raised terraced area extends from the main sitting area with folding glass doors. Outside lantern style lights and power sockets. Outside tap. Screened oil tank. Shrub borders. The gardens are well enclosed on all sides by tall evergreen hedging. One wide section has been lowered to afford glorious far reaching views over rolling fields to woodland. To the far side of the property a concrete path and hedging leads back round to the drive where there is an external oil fired boiler within a cupboard.

Services Mains water, private drainage (recently installed treatment plant), oil central heating and electricity. **Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.**

Directions SP5 1NR

Council Tax Test Valley Borough Council - Band E

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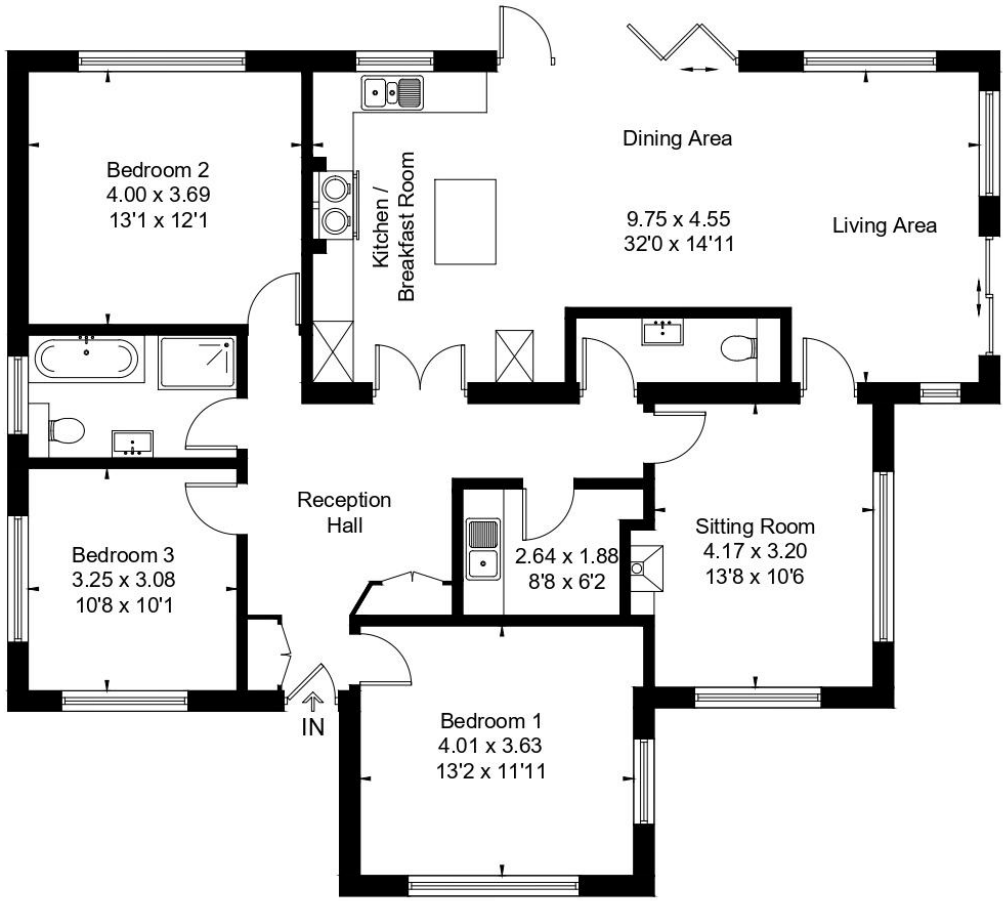
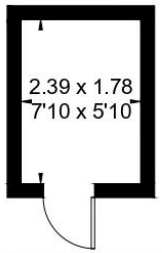
Approximate Floor Area = 165.3 sq m / 1779 sq ft





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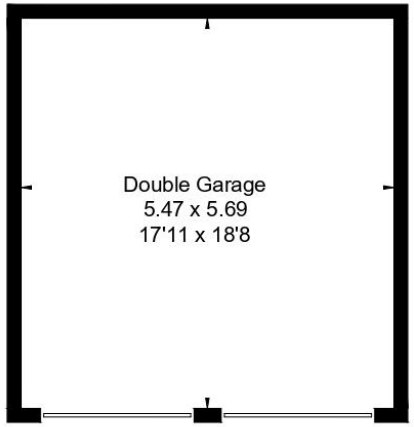

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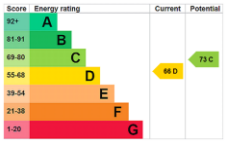
Ground Floor

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 #109616