



EVANS & PARTRIDGE

LANE COTTAGE
DUCK STREET, ABBOTTS ANN















LANE COTTAGE, DUCK STREET, ABBOTTS ANN, ANDOVER, HAMPSHIRE, SP11 7BG

A CHARMING AND CHARACTERFUL FIVE BEDROOM PERIOD HOME WITH ATTRACTIVE LEVEL GARDENS AND GROUNDS OF JUST OVER A QUARTER OF AN ACRE SITUATED IN THE VERY HEART OF THIS ATTRACTIVE AND POPULAR VILLAGE CLOSE TO AMENITIES

**GATED DRIVEWAY AND PLENTY OF PARKING
ATTRACTIVE MATURE REAR GARDEN
RECEPTION AND INNER HALLS WITH CLOAKROOM
LARGE DRAWING ROOM - GARDEN ROOM - STUDY
KITCHEN/DINING ROOM - LARGE PANTRY - WALK-IN LARDER - LAUNDRY AREA
FIVE BEDROOMS - BATHROOM - SHOWER ROOM
VIBRANT COMMUNITY - ACCESS TO EXTENSIVE COUNTRY WALKS**

OFFERS INVITED AROUND: £925,000 Freehold

DESCRIPTION

A detached Grade II Listed village house with a particularly handsome facade of brick and attractive knapped box flint bands beneath a recently refreshed thatched roof, with a more modern rendered section to one side beneath slate. The rear elevation has a more rustic appearance and features an excellent hardwood double glazed garden room which provides a good connection between the character of the house and the large, level, landscaped and partly walled garden. Interestingly a brick in the north wall of the house which has an inscription HC 1723 which we suggest dates the house with initials of the builder Henry Criswick. Hardwood double gates at the rear boundary provide access to a generous off road parking area with space for garaging, subject to consent. The accommodation includes spacious hall areas with cloakroom, an impressive dual aspect drawing room, kitchen/dining room and study, further enhanced by an extended kitchen/pantry, formerly the kitchen, and a walk in larder. The first floor is accessed via two staircases and is divided into wings, one with three bedrooms and a bathroom and the other with two bedrooms and a shower room. Some purchasers may choose to use one entire wing as the principal bedroom suite, with scope for a dressing room. The property occupies a central position in the village, immediately beside the award winning community shop/cafe with post office.

LOCATION

Abbots Ann has two pubs, a church, newly built primary school, award winning community post office and store and nearby garden centre. Andover, approximately three miles away, provides a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station with fast services to London (Waterloo in just over one hour). There is also a main line railway station at Grateley, approximately a five minute drive away. The A303 is close at hand allowing convenient access to London and the West Country. The cathedral cities of Winchester and Salisbury are both within about a twenty minute drive.

ACCOMMODATION

Approach	Short path to painted lead covered entrance porch with outside light to one side. Cream washed panelled door leading into:
Reception Hall	Patterned brick and quarry tile paved flooring with inset coir mat at threshold. Window to the front aspect. Exposed ceiling joists and wall light points. Panelled doors leading to drawing room, inner hall and:
Passageway	Slate flooring. Exposed ceiling joists. Pendant light point. Hanging alcove for coats. Double fronted cupboard housing a pressurised hot water cylinder to one side and airing shelving to the other. Further door with window above into:

Cloakroom	Pedestal wash hand basin with tiled splash back and wide tiled windowsill with obscure glazed window to the rear aspect. Low level WC. Slate flooring. Exposed ceiling joists. Ceiling light point. Shaver socket and shaver mirror.
Drawing Room	A particularly generously proportioned dual aspect reception room with exposed central post and chamfered ceiling beams. Further exposed timbers. Central brick fireplace housing log burning stove with raised quarry tiled hearth and beam over. Recesses to either side of the chimney breast, one with deep full height book/display shelving. Two wide windows to the front aspect. Smaller cottage window and small pane glazed door to rear aspect opening onto and overlooking the main garden. Oak edged coir mats at both thresholds. Wall light points. Latch door concealing staircase one. Further similar latch door into:
Internal Study	Exposed ceiling beams to one corner. Deep alcove beneath staircase providing storage. Ceiling spotlights. Internal high level small pane glazed window looking through to reception hall.
Inner Hall	This features Chinese slate flooring and a well-built solid oak turning staircase two rising to the first floor. Oak balustrade to one side with a front picture window and deep oak display sill to the other. Low oak door conceals under stairs storage. Open doorway and step to pantry/extended kitchen and a further oak panelled latch door with step down into:
Kitchen/Dining Room	A well-proportioned dual aspect room with folding glazed doors to the rear wall opening into the garden room and providing views over the main garden. Further large window to side aspect overlooking courtyard area. Bertazzoni stainless steel Range cooker with a large and smaller oven, grill and five ring induction hob. Metro tiled splash backs. Bertazzoni stainless steel hood above with extractor fan and light. A range of high and low Shaker style cupboards and drawers incorporating wide pan drawers and under counter open fronted storage. Marble effect work surfaces with similar upstand and metro tiled splash backs. Wide curved peninsular unit. Inset 1½ bowl sink unit with mixer tap and drainer. Integrated dishwasher. Under counter lights. Space for family dining table. Pendant light above. Engineered oak flooring. Additional LED downlighters around kitchen area. Space for dresser. Oak panelled latch door conceals:
Larder	An excellent large walk in room with space to one side for a tall fridge freezer. Wrap round slate cold shelf with storage beneath, and a range of cupboards above. Pendant light point. Quarry tiled flooring.
Garden Room	A P shaped extension running along the rear of the building and providing views over the attractively landscaped and mature rear garden. Chinese slate flooring throughout. Brick plinths supporting hardwood frame double glazed windows beneath a profile and vaulted glazed roof. Pendant and wall light points. Glazed double doors to one end opening to the garden. Part glazed door to pantry/extended kitchen. Further glazed door to:
Rear Porch/Laundry	Quarry tiled flooring with inset coir mat. Glazed door outside. Space and plumbing for washer dryer or washing machine with dryer stacked above. Worcestershire mains gas wall hung boiler. Sheila Maid. Extractor fan. High profile ceiling with light.
Pantry/Extended Kitchen	A room linking the inner hall through to the garden room. This extremely useful room comprises a substantial ceramic sink unit with mixer tap. A range of roll top marble effect and polished granite work surfaces all with decorative ceramic tiled splash backs. A range of high and low level cupboards and drawers with open fronted eye level shelving and glazed china display cabinets. Under counter recesses and power for appliances. LED downlighters. Chinese slate flooring. Windows to the rear aspect with view through the garden room.
<u>FIRST FLOOR</u>	
Landing via stairs one	Exposed framework. Low window to rear aspect. Wall and pendant light points. Comprehensive range of built in storage along one wall comprising a variety of cupboards and drawers. Loft hatch. Latch doors to:
Principal Bedroom	A large and characterful dual aspect double bedroom with windows to front and side aspects. Pendant light point.
Bedroom Two	A further good-sized bedroom with wide window to the front aspect. Pendant and wall light point.

Bedroom Three	A further double bedroom with built in wardrobe. Loft hatch. Pendant light point. Window to front aspect. Exposed floorboards.
Bathroom	Featuring further exposed wide elm floorboards. Low window to rear aspect overlooking the garden. P shaped bath with fully tiled surround and curved glass shower screen. Corner mixer tap and overhead mixer shower. Sill at end with storage beneath, heated chrome towel rail above. Pedestal wash hand basin with circular mirror above. Low level WC. Cupboards. Exposed framework. High ceiling with light.
Landing via stairs two	Ceiling downlighter. Conservation light to front aspect. L shaped pine display sill. Latch doors to:
Bedroom Four	A good-sized double bedroom featuring a beautiful former external wall with exposed timber framework. Brick and block flint decorative panels. New oak queen post truss to front. Large built in wardrobe with automatic light. Further double doors conceal an additional deep wardrobe also with light. High dormer window providing views over the rear garden. Pendant light point.
Bedroom Five	Dormer window overlooking the rear garden. Low doors to eaves storage. Pendant light point.
Shower Room	White suite comprising pedestal wash hand basin with mixer tap. Low level WC to one side. Painted T & G panelling behind with wide sill and splash back above. Circular mirror. Shaver socket. Conservation light to side aspect. Wide glass door into generous tiled shower enclosure with mixer shower. Bottle shelf. Traditionally styled towel radiator.

OUTSIDE

Front	The property fronts onto the central village street and pavement with wide well stocked colourful borders extending to either side of the entrance porch, full of flowers and roses with a Wisteria trained to much of the façade.
Parking	The property has the considerable benefit of off road parking, accessed via a short lane and substantial hardwood double gates, a cobbled apron leading onto a grass and tarmac approach to a brick edged gravelled parking area. Space for barn style garage subject to consent.
Rear Garden	Benefits from a secluded feel whilst having neighbours and comprises a large central lawn with well stocked surrounding borders, shrubs and specimen/fruit trees. The side of the garden is enclosed by an attractive tile capped wall, as is a courtyard terrace area to the far side of the house with covered area, garden store and door leading out to the lane, shop, pub etc
Services	Mains electricity and water. Private drainage via septic tank. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 7BG
Council Tax	Test Valley Borough Council - Band G

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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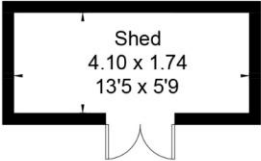
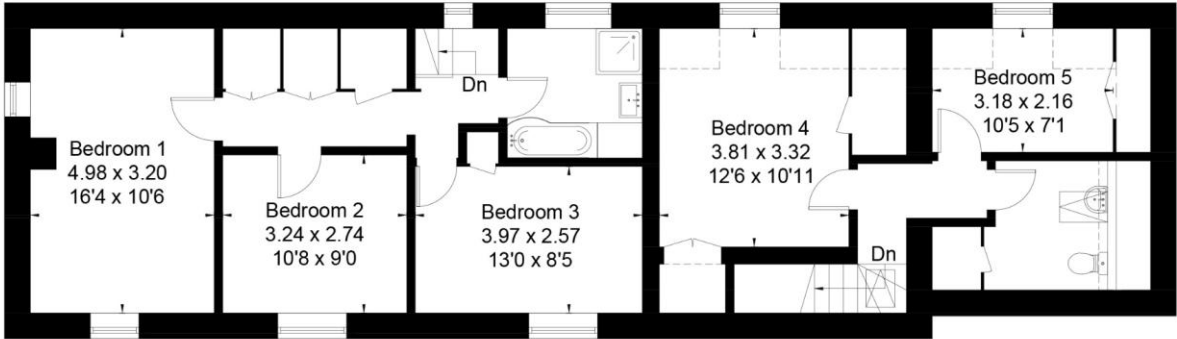
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Approximate Floor Area = 225.0 sq m / 2422 sq ft (Excluding Shed)

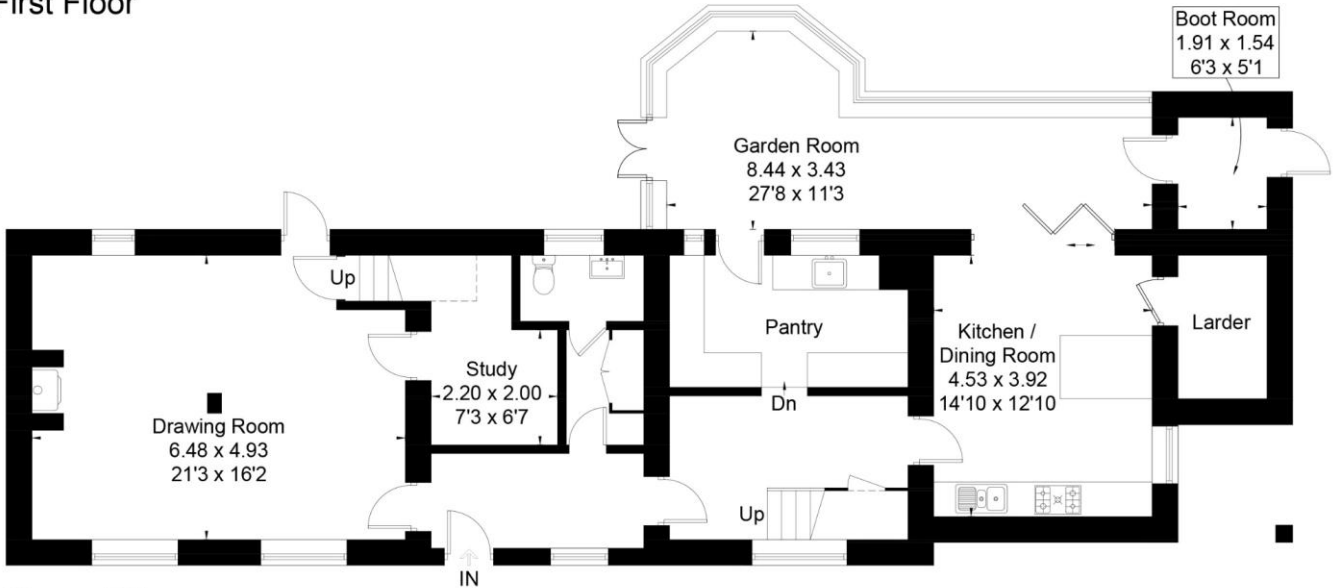


[Dashed line] = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

First Floor



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 #112990

