



EVANS & PARTRIDGE

BADGERS WOOD
WEST TYTHERLEY, SALISBURY















BADGERS WOOD, NORTH LANE, WEST TYTHERLEY, HAMPSHIRE, SP5 1LX

SET RURALLY ON THE OUTSKIRTS OF THIS POPULAR VILLAGE THIS LARGE AND UNIQUE DETACHED PROPERTY PROVIDES CHARACTERFUL SPACIOUS AND LIGHT ACCOMMODATION WITH A RANGE OF OUTBUILDINGS, ALL STANDING IN ATTRACTIVE AND SECLUDED GARDENS AND GROUNDS OF ABOUT 1.2 ACRES

**OPEN PLAN TRIPLE ASPECT MAIN LIVING AREA - SEPARATE SNUG
KITCHEN/BREAKFAST AREA - UTILITY - BOOT ROOM
FOUR DOUBLE BEDROOMS - THREE BATH/SHOWER ROOMS
OUTBUILDINGS PROVIDE COMPREHENSIVE STORAGE AND POTENTIAL
LARGE HOME OFFICE/POTENTIAL GYM OR GAMES ROOM
GROUNDS EXTENDING TO JUST OVER 1.2 ACRES
SHORT WALK OF CLARENDON WAY AND EXTENSIVE COUNTRY WALKS**

OFFERS INVITED AROUND: £1,250,000 Freehold

DESCRIPTION

An attractive, largely extended detached house with smooth rendered elevations beneath a distinctive clay tiled roof with decorative features. The accommodation combines modern open plan living with original period features and includes two porches, entrance and main reception halls, inner hall/library area, boot room and cloakroom. The principal family and entertaining space is a large triple aspect room with kitchen/breakfast, living and dining areas opening onto and overlooking the gardens, alongside a separate snug and utility. The fourth bedroom occupies a separate wing with sitting area, kitchenette, shower room and outside access, providing a self contained annexe or holiday let if preferred. The first floor has a spacious principal bedroom with dressing room and en suite, plus two further double bedrooms and the main bathroom. Outside, a guest drive and electric gated rear drive provide extensive parking, access to outbuildings, large workshops/potential garaging, stores and a large home office. The rural setting provides countryside views to the rear and to one side, together with a 1.2 acre plot.

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

Front Approach

Tall tiled entrance porch on exposed heavy pegged framework with high vaulted ceiling and overhead pendant light point. Patterned tiled flooring. Panelled door into:

Entrance Hall

Quarry tiled floor. Ceiling light point. Internal pitch pine door into:

Reception Hall

A welcoming entrance with an attractive open brick fireplace with raised brick edged quarry tiled hearth housing log burning stove with exposed beam above. Oak flooring and skirting boards. Window to front aspect. Exposed ceiling beams. Turning staircase with oak/glass balustrade rising to the first floor. Low door to understairs store. Central glazed double doors lead into the main living area. Further panelled door leading to snug and opening into:

Inner Hall/Library	A spacious area with plenty of space for book shelving and reading chair/s. Window overlooking the main garden. Central pendant light point and pitch pine doors to rear hall/boot room and:
Cloakroom	Ceramic basin on washstand with double cupboard beneath and mixer tap over. Low level WC with concealed cistern. Oak flooring. Part T & G panelled. Sliding doors conceal plant cupboard housing oil fired boiler and pressurised hot water cylinder and storage. LED downlighters. Extractor fan. Wide window.
Main Living Area	A substantial square shaped triple aspect room, full of light and ideal for family life and entertaining, with tumbled limestone flooring throughout. This is divided into a living/dining area and to the other side a spacious kitchen/breakfast room.
Living/Dining Area	Central raised contemporary log burning stove with log store beneath and textured tiled surround. Picture window. Wide folding glazed doors overlook the side garden and towards adjoining farmland and countryside. LED downlighters. Decorative panelling to end wall. Space for seating furniture around stove and separate space for large family/entertaining table.
Kitchen/Breakfast Room	Hardwood block work surfaces with large ceramic inset two bowl sink unit with central mixer tap. A range of low level cupboards and drawers including a range of deep pan drawers. Integrated dishwasher. Stainless steel Belling Range comprising three ovens and separate warming area, grill and five zone induction hob, overhead stainless steel/curved glass extractor fan and light. Space and plumbing for American fridge/freezer. Long peninsular with raised breakfast bar to one side. Further space beyond for dresser and sideboard. Two wide picture windows overlooking the gardens and grounds. Wide central folding glazed doors opening onto a rear gravel terrace and gardens. Pendant lights over the peninsular with surrounding LED downlighters.
Snug	Accessed via a short passageway beside the reception hall chimney breast. A cosy dual aspect room with LED downlighters.
Back Hall/Boot Room	Door to rear porch, gardens and grounds. Oak flooring. Space for bench with coat hook above. Sliding doors conceal useful shelved cupboard also housing meter and fuse box. Doors to bedroom suite four/annexe and:
Utility	Dual aspect with windows overlooking the gardens and grounds. Oak flooring. Horseshoe shaped oak effect work surfaces with metro tiled splashback. Stainless steel 1½ sink unit with mixer tap and drainer. A comprehensive range of high and low level cupboards and drawers including tall broom cupboard. Recess and plumbing for washing machine. Space for tumble dryer. Further under counter recesses for additional appliances. Sheila Maid. LED downlighters.
Bedroom Four/Annexe	An initial hallway with oak flooring and a tall casement window lead to a door opening into a good-sized dual aspect double bedroom. Central ceiling timber. Small pane glazed doors to outside. Window to rear aspect. Downlighters. Exposed framework to one wall. Central opening into SMALL SITTING AREA: Obscure glazed windows to one side. Exposed timbers. High ceiling. Mezzanine storage areas. Doors to kitchenette and shower room. KITCHENETTE: Quarry tiled flooring. Hardwood block work surfaces. Ceramic sink with mixer tap. Low cupboards and drawer. Recess and plumbing for washing machine. Wide small pane window. Whitewashed panelled ceiling. Downlighters. Further breakfast bar area with cupboards above. Door to outside. SHOWER ROOM: Folding glass door into large tiled enclosure with mixer shower and bottle recess. Wash hand basin with side mixer tap. Low level WC. Tiled and T & G panelled walls. Obscure glazed window. Towel radiator. Ceiling light. Extractor fan.
FIRST FLOOR	Central landing with dormer windows to either side aspect. Glass balustrade continues overlooking stairwell. Recess with built in seat. Downlighters. Oak panelled doors to:
Principal Bedroom	A substantial dual aspect double bed/sitting room featuring stunning apex glazed triangular full height dormers to rear and side aspects affording views over the gardens and surrounding countryside. Further window. Central pendant light point. Air conditioning unit. Space for extensive bedroom and seating furniture with further doors to dressing room and en suite. DRESSING ROOM: Window. Downlighters. Long hanging rail. High level shelf. Space for dressing table. EN SUITE: Long pine top with glass splash back. Shaver socket to one end. Two raised oval basins each with side mixer tap. Wide double cupboard beneath with storage to either end. Opening to side of frameless glass screen into walk-in wet area with overhead and handheld shower. Low level WC, mirror above. Window. Downlighters. Chrome towel radiator.

Bedroom Two	A spacious dual aspect double bedroom. Window and Velux skylight to the rear aspect. Pendant light point.
Bedroom Three	Similar spacious dual aspect bedroom with similar windows. Pendant light point.
Family Bathroom	Dormer window with inset wide ceramic basin to front. Central mixer tap and wide drawers beneath. Two shaver sockets to one side. Contemporary free-standing bath with central raised mixer tap and handheld shower. Curved glass/tiled shower with overhead and handheld attachments. Low level WC. Downlighters.

OUTSIDE

Access and Driveways	The main driveway extends to the rear of the house. Wide splayed access off lane. Two electric remote operated wide gates opening onto a substantial sweeping stone edged gravel driveway providing comprehensive parking and access to the outbuildings.
Outbuildings	OUTBUILDING 1: An L shaped complex similar to stables. Timber frame clad beneath corrugated felt roofing. Concrete base and large L shaped veranda area with outside lighting and EV charging point. Beneath the veranda a part glazed stable styled door leads into: HOME OFFICE/GYM: A large dual aspect and fully insulated room that could provide a large home office or gym. Two windows to the front aspect. Further window to side aspect. High ceiling with LED downlighters. Oak effect flooring. Power points and hard-wired internet available. Workshops and storage form the other part of the main outbuilding which could easily be converted to provide tandem garaging. Currently this is divided into two large areas, each with high vaulted ceiling, plenty of lighting and power points. The front smaller section is a garden store. The rear part provides a substantial workshop with long work bench and surrounding storage. OUTBUILDING 2: Situated at the end of the driveway, closer to the house, this is a three bay barn beneath a crop hipped tiled roof. Three quarters of the building provides a double car port or covered entertaining area with surrounding exposed posts on concrete plinths. High vaulted ceiling. Exposed framework. Block paved flooring. The remaining bay provides a further substantial storage area and potential for conversion into a games room.
Gardens and Grounds	The superb and extremely private grounds extend to just over 1.2 acres. Surrounding the property are lawns and well stocked herbaceous borders. To the rear of the house there is a large gently sloping sweeping lawn surrounded by trees, close boarded fencing screens one boundary. The remaining boundaries are post and wire deer fencing affording views beyond. To the rear boundary there is a beech tree with a treehouse/platform for children.
Services	Mains electricity and water, private drainage and oil central heating. Virgin Media 500 mb/s. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP5 1LX
Council Tax	Test Valley Borough Council - Band D

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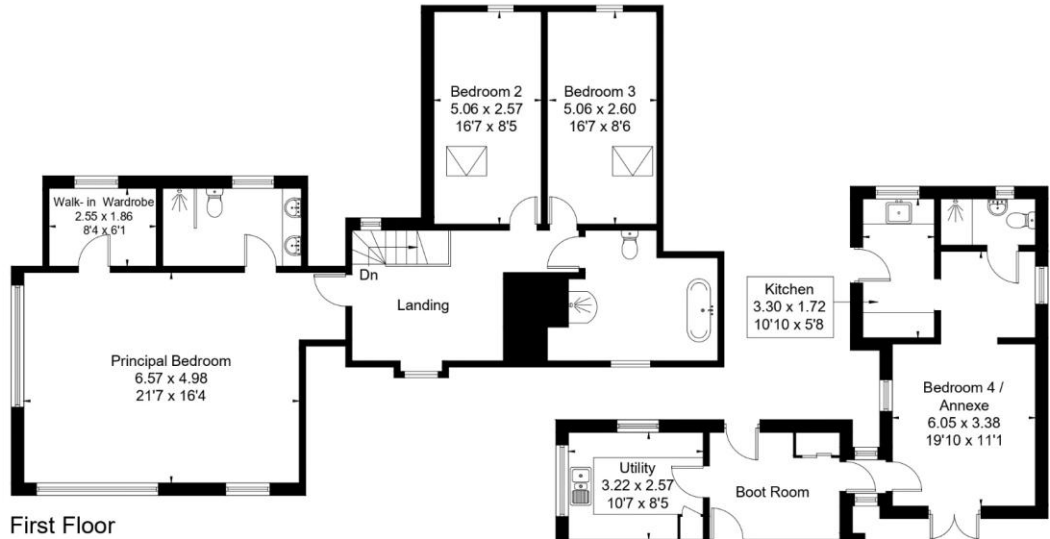
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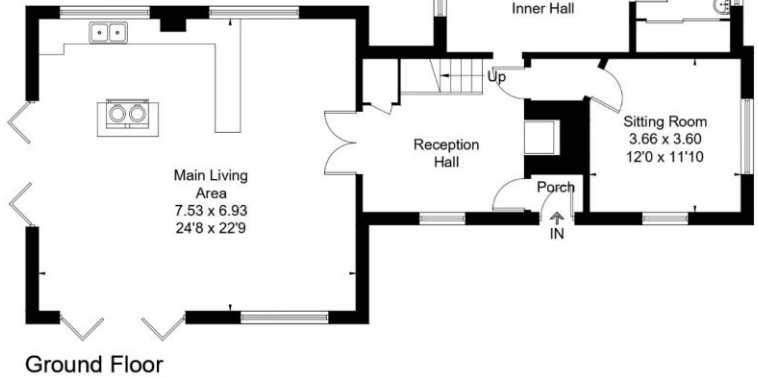
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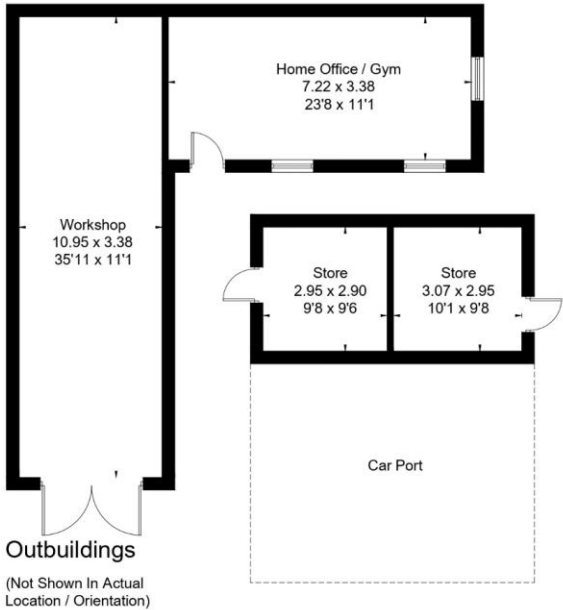
Approximate Floor Area = 241.4 sq m / 2598 sq ft
Outbuildings = 80.2 sq m / 863 sq ft
Total = 321.6 sq m / 3461 sq ft



First Floor



Ground Floor



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