



EVANS & PARTRIDGE

KINGSTON LODGE
QUARLEY, HAMPSHIRE















KINGSTON LODGE, QUARLEY, ANDOVER, HAMPSHIRE, SP11 8LE

A SUBSTANTIAL DETACHED FIVE BEDROOM FAMILY HOME SET IN JUST OVER THREE QUARTERS OF AN ACRE, IN A QUIET RURAL SETTING, WITH OFF ROAD PARKING AND A DETACHED DOUBLE GARAGE

**ONE MILE TO GATELEY MAINLINE RAILWAY STATION (WATERLOO)
CLOSE TO FARLEIGH SCHOOL
THREE RECEPTION ROOMS - FARMHOUSE STYLE KITCHEN/DINER
FIVE BEDROOMS - 3 BATH/SHOWER ROOMS
OVER THREE QUARTERS OF AN ACRE
LARGE LEVEL SECLUDED GARDENS AND GROUNDS
POTENTIAL TO EXTEND THE PROPERTY STPP**

OFFERS INVITED AROUND: £995,000 Freehold

DESCRIPTION

An attractive large detached property constructed of mainly brick and flint elevations beneath a tiled roof. The spacious accommodation extends to over 2,500 sq ft, due to the large plot and enviable rural setting there is scope for further enlargement and improvements, subject to consent. The existing accommodation includes an entrance hall, spacious inner hall, dual aspect living room with fireplace and log burning stove, separate family room, which could also be used as a formal dining room if preferred, study/playroom and farmhouse style kitchen/breakfast room, together with a long utility/bootroom. There are two ground floor bedrooms, one with an en suite shower room, with the other located close to the utility/bootroom, together with a ground floor bathroom. This area of the house could easily be converted into a self-contained annexe if preferred. The first floor includes three further bedrooms and an additional bathroom. Outside, the property is set back from the lane, standing in a level site of about 0.78 acres, with the main extent of the land having a south-westerly orientation. There is plenty of off-road parking and a detached garage/workshop. Planning was previously approved for a two storey extension reference 20/00400/FULLN.

LOCATION

Quarley is a small rural village in Hampshire's Test Valley, set among rolling countryside about seven miles west of Andover, centered around its historic parish church and near Quarley Hill with its Iron Age hillfort. About 1 mile from Gateley station, which has direct trains to London Waterloo, and with easy, convenient, access to the A303 for routes east toward London or to the west. The area is known for quiet lanes, open fields and a peaceful rural setting.

ACCOMMODATION

Approach

Access off drive to front entrance. Wide sandstone paved step. Oak panelled door with lantern style lights to either side leading into:

Entrance Hall

Coir mat flooring. Small pane windows to either side aspect. High vaulted ceiling. Central pendant light point. Displays sills. High level shelf. Pitch pine skirting. Small pane glazed door into:

Living Room	A large dual aspect reception room centering on an open fireplace housing a large roll steel log burning stove with polished granite hearth, marble surround and decorative pine mantelpiece. Small pane picture window to one aspect. Small pane glazed double doors to opposite aspect opening onto a terrace. Ceiling coving. Wall light points. Pitch pine skirting. Turning staircase in one corner with a low half landing. Pine turnstile balustrade to one side rising to the first floor. Small pane glazed double doors lead through to a family room/formal dining room. Further pine panelled door into:
Inner Hall	Large central connecting area with small pane window overlooking the terrace and part of the garden. Ceiling coving. Downlighters. Space for sideboards and dressers. Wide open arch and step down into farmhouse style kitchen/breakfast room. Further pine panelled doors to family room/formal dining room, study/playroom and principal bedroom.
Family Room/Formal Dining Room	Large, small pane picture window overlooking the garden. Ceiling coving. Pitch pine skirting. Central pendant light point.
Study/Playroom	Further large, small pane window overlooking gardens and grounds. Ceiling coving. Pitch pine skirting. Central pendant light point.
Kitchen/Diner	Farmhouse style with space for a large central table. Dual aspect with window to one side overlooking garden. Small pane glazed double doors opening onto the main terrace, also providing a garden view. Oil-fired oven Aga with traditional double hob. Long roll top work surfaces with ceramic tiled splashbacks. A range of hand built high and low level pine cupboards and drawers, including herb drawers, book/display shelves and tray/chopping board recesses. Free-standing Beko cooker comprising two ovens, grill and four ring ceramic hob. 1½ bowl sink with mixer tap and drainer. Recess and plumbing for dishwasher. Further undercounter recess for day fridge unit. Space in one corner for American style fridge freezer. Pitch pine skirting. LED downlighters. Door to:
Side Hall	Ceiling light. Sliding glass door into utility/boot room. Further doors to bathroom and bedroom 5.
Utility/Boot Room	A large galley style room with two small pane windows overlooking garden. Central stable style door to terraced area. Roll top surface with stainless steel sink and drainer. A range of full height cupboards and drawers. Recesses for appliances. Oil-fired boiler. Space for coat hooks and bench. Ceiling lights. Hot water cylinder concealed within one of the tall cupboards.
Principal Bedroom	A long double bedroom with two windows overlooking the garden. Central pendant light point. Coving. Built in double wardrobe cupboard to alcove. Panelled door into:
En Suite Shower Room	Split level tiled sill with inset basin and range of cupboards beneath. Tiled splashback. Low level WC. Folding glass door into tiled cubicle with Mira Event electric shower. Oak effect flooring. Pine skirting. Window. Ceiling and wall light points. Coving.
Bedroom Five	Double bedroom with a range of wardrobes to one alcove. Ceiling light point. Small pane picture window.
Bathroom	White suite comprising basin with tiled splashback and wide tiled windowsill above. Small pane window to outside. Low level WC. Panelled bath with fully tiled surround, Mira electric shower to one end, shower curtain rail. Door to linen cupboard with slatted shelving. Ceiling light.

FIRST FLOOR	Long landing with pendant light point. Eaves cupboards. Ceiling light. Dormer window. Latch doors to:
Bedroom Two	A dual aspect double bedroom. Small pane picture window to gable end and dormer window, both overlooking garden. Alcove with built in dressing table, cupboards and drawers beneath. Open fronted bookshelves. Pitch pine wardrobes, one with mirror front. Eaves cupboard. Loft access. Ceiling light point.
Bedroom Three	Double bedroom. Dormer window. Built in wardrobes. Eaves cupboard. Ceiling light point.
Bedroom Four	Double bedroom. Dormer window. Alcove with deep display shelving. Eaves cupboard. Ceiling light point.
Bathroom	White suite comprising wash hand basin with mixer tap, tiled splashback, mirror and strip light/shaver socket above, double cupboard beneath. Panelled bath with wide tiled sill and fully tiled surround with Triton electric shower at one end and glass shower screen. Low level WC with mirror fronted cabinet over. Chrome towel radiator. LED downlighters. Extractor fan.
OUTSIDE	Access off rural lane onto a short tarmac access road serving two properties. Kingston Lodge is well enclosed by tall beech hedging. A wide five bar gate gives access onto a generous gravel driveway providing extensive off-road parking and access to an attractive detached barn style double garage constructed of brick and flint elevations beneath a cropped hip clay tiled roof with weather boarding to the front aspect over a wide up and over door. Light and power connected. To the front of the property there is a paved terraced area, specimen trees and a tiled porch in front of the boot room door. This leads onto a large formal lawned area with herbaceous borders and shrubs. This is well enclosed partly by an old brick and flint wall with the majority being screened by mature hedging plants and trees affording great privacy. The majority of the remaining land sweeps around the south and western sides of the property. This is level, laid to grass, enclosed by trees and hedging plants and divided into two enclosures with post and stock wire fencing.
Services	Mains water. Private drainage. Oil-fired heating. Electricity. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 8LE
Council Tax	Test Valley Borough Council - Band G

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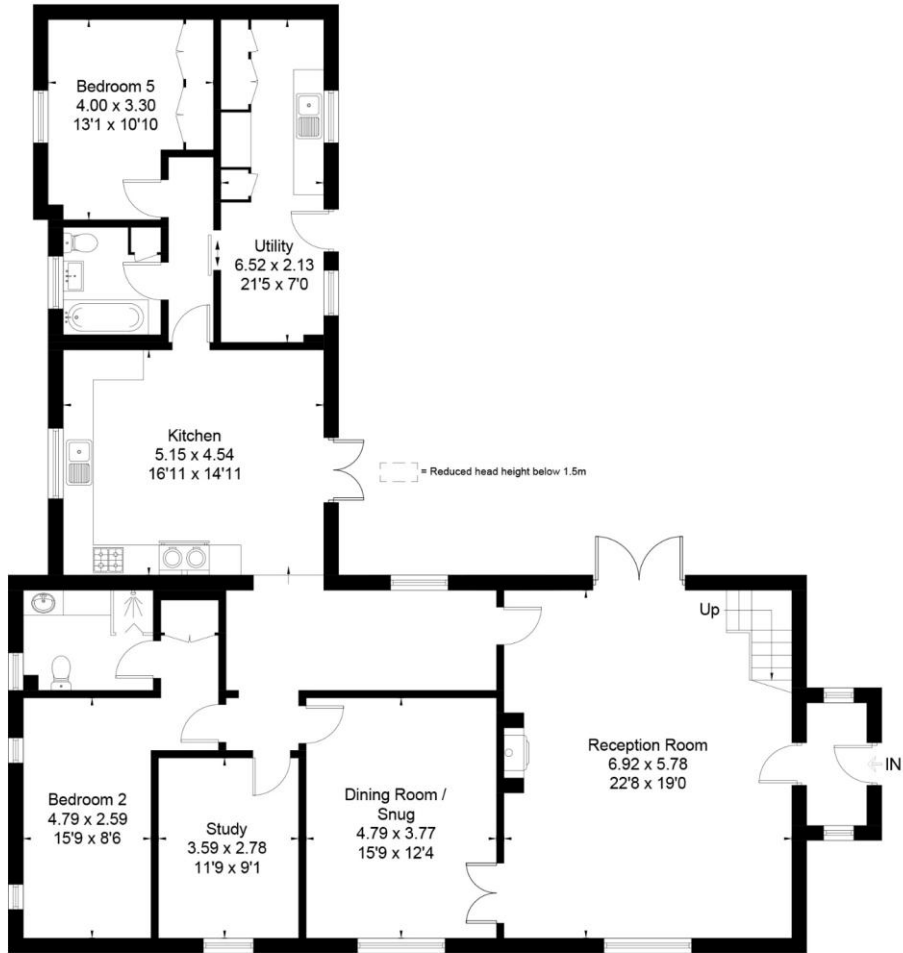
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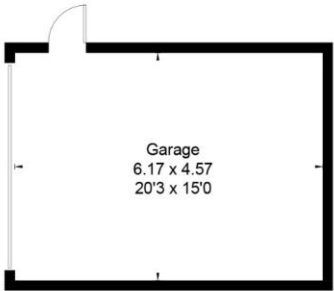
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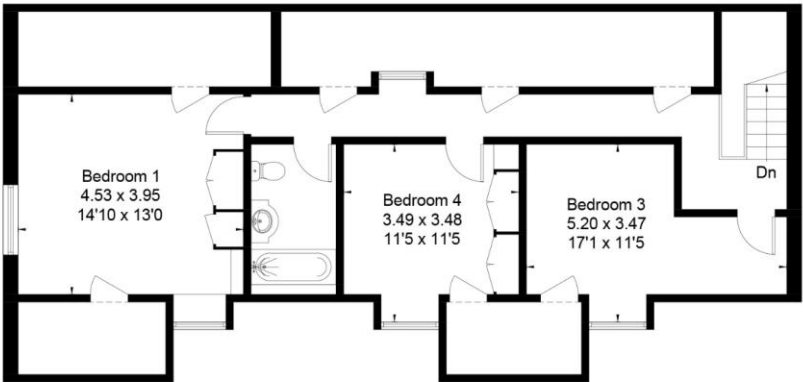
Approximate Floor Area = 269.1 sq m / 2896 sq ft
Garage = 28 sq m / 301 sq ft
Total = 297.1 sq m / 3197 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First 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 #114950

