



EVANS & PARTRIDGE

PEAR TREE COTTAGE, ASH HILL COMMON, SHERFIELD ENGLISH, ROMSEY SO51 6FU

A PERIOD COTTAGE LARGELY EXTENDED DURING THE 1980s PROVIDING COMPREHENSIVE FAMILY ACCOMMODATION
IN AND ELEVATED RURAL POSITION BENEFITTING FROM TOTAL SECLUSION
WITH MATURE GARDENS AND GROUNDS EXTENDING TO ABOUT THREE ACRES TOGETHER WITH USEFUL OUTBUILDINGS

Excellent outriding, walking and cycling is available from the gate and the New Forest National Park is within a few minutes' drive

RECEPTION HALL * CLOAKROOM * DRAWING ROOM * DINING ROOM * KITCHEN / BREAKFAST ROOM
STUDY / BOILER ROOM * UTILITY ROOM * BOOT ROOM
MASTER BEDROOM WITH EN SUITE SHOWER ROOM * BEDROOM TWO WITH SITTING AREA
BEDROOM FIVE WITH EN SUITE * TWO FURTHER BEDROOMS * BEDROOM SIX / BOX ROOM * FAMILY BATHROOM
GARAGE / CAR PORT * STABLE BLOCK AND STUDIO * MATURE GARDENS AND GROUNDS EXTENDING TO ABOUT 3 ACRES

OFFERS INVITED AROUND £850,000 FOR THE FREEHOLD

DESCRIPTION

A period cottage constructed of brick/part slate clad elevations beneath a slate roof with a substantial extension added during the 1980s of brick under slate. Whilst the property is a lovely family home currently, there is significant scope for further improvement and extension, subject to all the normal required consents. The private grounds extend to about three acres and comprise a completely private garden, wooded paddock and an attractive piece of woodland backing onto farmland. The outbuildings include a large garage and car port, stable block and workshop/home office.

Agent's Note: *In our opinion the property offers an excellent family home with gardens and grounds providing a wonderful playground for youngsters and space/facilities for pets and ponies with immediate access to surrounding countryside for outriding, walking and cycling.*

LOCATION

The property is situated within Wiltshire close to the Hampshire border in a rural setting off a private track on the edge of the village of Sherfield English, located between Salisbury and Southampton with Romsey 6 miles to the east and the New Forest to the South running down to the South Coast. Sherfield English has a post office/store, public house, church, playing field, village hall and excellent car repair garage. A particular benefit is also being within the catchment area for the grammar schools in Salisbury. The surrounding towns of Winchester, Salisbury and Southampton (all within a 30 minute drive) offer excellent public and private schooling as well a comprehensive range of shopping and leisure facilities and mainline railway stations providing services to London.

ACCOMMODATION

Covered PORCH Overhead light. Wooden door with glazed panels and full height leaded casement windows to either side opens into:

SPACIOUS SPLIT LEVEL RECEPTION HALL

Upper Level: Old part obscure leaded glazed door to front aspect. Exposed ceiling joists. Radiator. Coat hooks. Step down to side of chimney breast into dining room. Door into deep cloaks cupboard with hanging rail. Turning staircase with exposed balustrade to side rising to first floor. Wall light point. Radiator.

Lower Level: Door to understairs storage cupboard. Two ceiling light points. Ledged and braced panelled doors to drawing room, study/boiler room and cloakroom. Steps descend into kitchen/breakfast room. Shelving. Radiator.

CLOAKROOM White suite comprising pedestal wash hand basin with tiled splash back. Low level WC. Ceiling light point. Obscure leaded glazed window to front aspect. Oak effect vinyl flooring. Radiator.

DRAWING ROOM (Light and airy triple aspect room) Large arched brick fireplace housing 'Clearview' rolled steel wood burning stove on raised brick hearth, display sill over. Leaded glazed double doors with similar panels to either side open onto gardens. Two large leaded windows to front aspect, further window to side aspect. Two pendant ceiling light points. Alcove with shelf. Four radiators. Hard wiring for lamps with central switch.

STUDY / BOILER ROOM Leaded window to side aspect. Shelving. High level double cupboard. Fuse boxes. Fluorescent strip light. 'Trianco' oil fired boiler.

DINING ROOM Wide inglenook fireplace with raised stone hearth housing a 'Yeoman' cast iron wood burning stove, heavy beam over. Cast iron bread oven door conceals integrated TV. Exposed ceiling beams and joists. Alcove. Oak flooring. Two cottage windows with quarry tiled sills to front aspect with views over the gardens. Four wall light points. Radiator. Opening with exposed brickwork to side and steps descending into kitchen/breakfast room. Ledge panelled door into guest bedroom suite. Part glazed door into utility and boot room.

KITCHEN / BREAKFAST ROOM (Dual aspect, L-shaped with exposed central brick pier) Twin sink units with mixer tap and drainer to side. Range of Shaker style high and low level cupboards and drawers. Solid oak work surfaces with oak upstand/mosaic tiled splash back. 'Rangemaster' with two ovens, grill and warming area, four ring hob, griddle and hot plate. Mosaic tiled splash back with 'Rangemaster' hood concealing extractor fan and light above. Recess and plumbing for dishwasher. Space for upright fridge/freezer. Space for family breakfast table. Leaded picture window to side aspect, smaller window to rear aspect with views up the garden towards copse. Exposed ceiling joists. Quarry tiled flooring. Radiator.

UTILITY ROOM Belfast style sink unit with solid beech butcher block surround with drainer and mixer tap, display shelving above. Similar work surface to side with ample space beneath for washing machine, dryer and fridge/freezer. Quarry tiled floor. Exposed oak trusses, purlin and struts. Leaded effect windows on two aspects. Half glazed door to outside. Radiator. Opening into:

BOOT ROOM Quarry tiled floor. Fluorescent strip light. Window to rear aspect.

GUEST BEDROOM SUITE

Bedroom: Leaded picture window to front aspect with attractive views over the garden. High level storage and shelf. Radiator. Pine door into:

En Suite Shower room: White suite comprising pedestal wash hand basin and low level WC. Glass/tiled enclosure housing shower. Tiled floor. Part tiled walls. Window. Ceiling light point. Heated towel rail/radiator.

FIRST FLOOR

SPLIT LEVEL L-SHAPED LANDING Large leaded window to rear aspect with views over the garden. Book/display shelving. Access to loft space via hatch. Doors to bedrooms, bathroom and walk-in airing cupboard with lagged copper cylinder, fitted immersion, slatted shelving and light.

MASTER BEDROOM (*Light and airy dual aspect double bedroom*) Large window to front and side aspect with views over the mature gardens. Pendant ceiling light point. Built-in double wardrobe, cupboard to side. Radiator. Ledge and braced panelled door into:

En Suite Shower Room: White suite comprising pedestal wash hand basin with tiled splash back, mirror and strip light/shaver socket above. Bidet. Low level WC. Glass door into fully tiled shower enclosure. Window to side aspect. Ceiling light point. Radiator.

BEDROOM TWO WITH SITTING AREA (*Large dual aspect room*) Two leaded windows to front aspect. High level similar window to rear aspect. Alcove with shelf to side. Ceiling light point. Sitting area with exposed chimney breast. Ceiling light point. Wall light point. Radiator.

BEDROOM THREE (*Dual aspect double bedroom*) Window to front and side aspect both overlooking the gardens. Built-in double wardrobe cupboard, cupboard to side. Pendant ceiling light point. Radiator.

BEDROOM FOUR (*Single*) Leaded picture window to rear. Ceiling light point. Radiator.

BEDROOM SIX / BOX ROOM Leaded window to front aspect. Skelting ceiling. Radiator.

FAMILY BATHROOM White suite comprising panelled bath with mixer tap/hand held shower attachment to one end, tiled surround. Pedestal wash hand basin with tiled splash back, mirror and strip light/shaver socket above. Bidet. Low level WC. Ceiling light point. Leaded window with ceramic tiled sill and views up the rear garden. Radiator.

OUTSIDE

Access off track onto gently rising gravelled driveway providing parking and leading to:

GARAGE / CAR PORT Constructed of partly pegged oak frame with weatherboarding, beneath a cedar shingle roof with boarded loft. Barn style double doors into garage (lined and insulated, ideal for classic cars). Car port to side. Light and power connected. Water tap.

Driveway continues through two five bar gates into the mature gardens. There is a second access directly from the track through large double timber gates onto further parking area, for trailer or caravan, etc.

HOUSE GARDEN Main section extends round the front of the house with a southerly aspect and comprises a level lawned area with well stocked herbaceous borders. The garden enjoys complete privacy, being well enclosed by mature evergreen and deciduous trees. Children's play area. Shingle pathway to side of house leads to the entrance porch. Lawned slope giving vehicular access to five bar gates into the upper garden and land.

OUTBUILDINGS

Stable Block: Pegged oak covered area to front of three loose boxes beneath a pitched shingle roof. Light and power connected. Large store to end (previously used as a home office).

Studio: Detached dual aspect building with door to side beneath a pitched tiled roof. Light and power connected. Garden shed to side.

UPPER GARDEN Laid mainly to lawn, gently rising to rear boundary. Shrubs and large mature oak tree. Copse of mature trees at rear boundary and path leading to a large glade-style paddock area, surrounded by mixed mature woodland, shrubs and ferns. Twin five bar gates open into a bluebell wood backing directly onto open farmland.

SERVICES

Mains water and electricity. Private drainage. *Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.*

DIRECTIONS

From Romsey take the A27, northwest towards Sherfield English. On entering the village, the Hatchet Inn can be seen on the left hand side. After half a mile turn right into Graemar Lane, after about a quarter of a mile fork left and continue for approximately 200m (along an unmade road) and at a small grass triangle, proceed straight ahead and the property will be found on the right hand side.

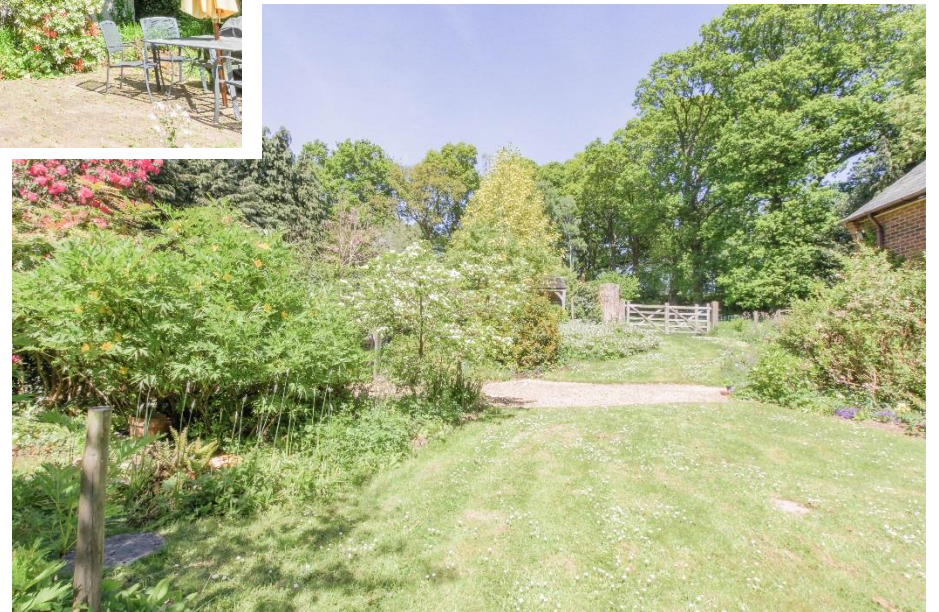
Agent's Note: We suggest these directions are followed and not a Satnav.

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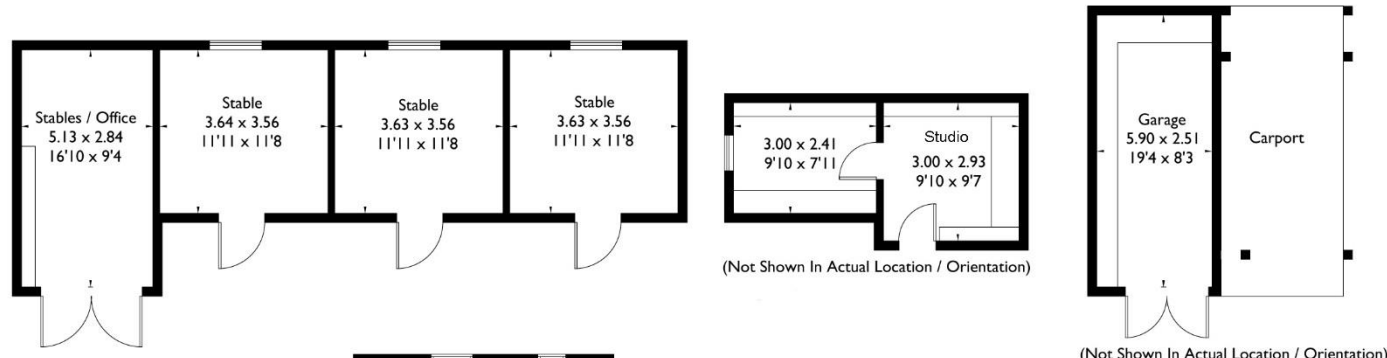




Peartree Cottage, Ash Hill Common, Sherfield English, Romsey, SO51 6FU

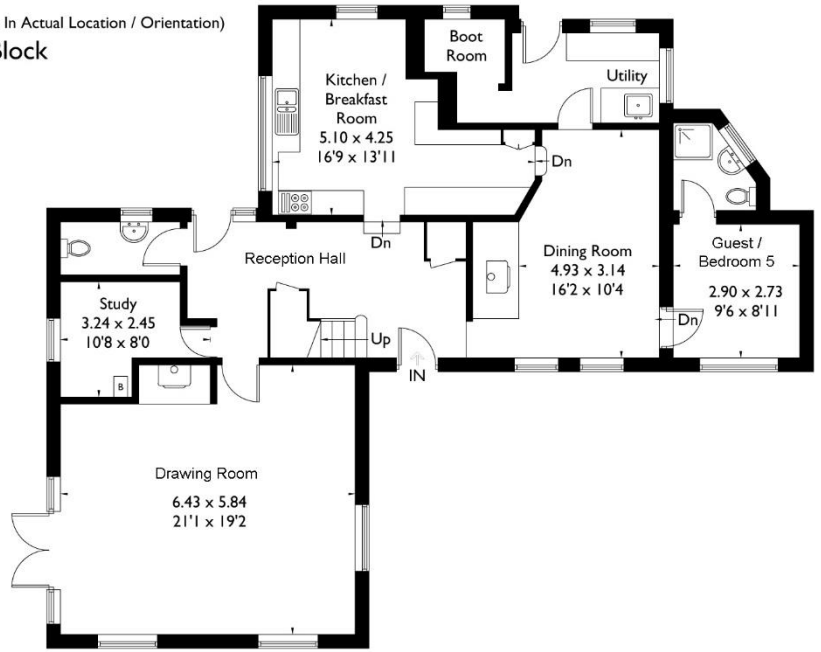


Approximate Gross Internal Area = 216.4 sq m / 2329 sq ft
 Stable Block = 55.1 sq m / 593 sq ft
 The Cabin = 16.6 sq m / 179 sq ft
 Garage = 14.7 sq m / 158 sq ft
 Total = 302.8 sq m / 3259 sq ft

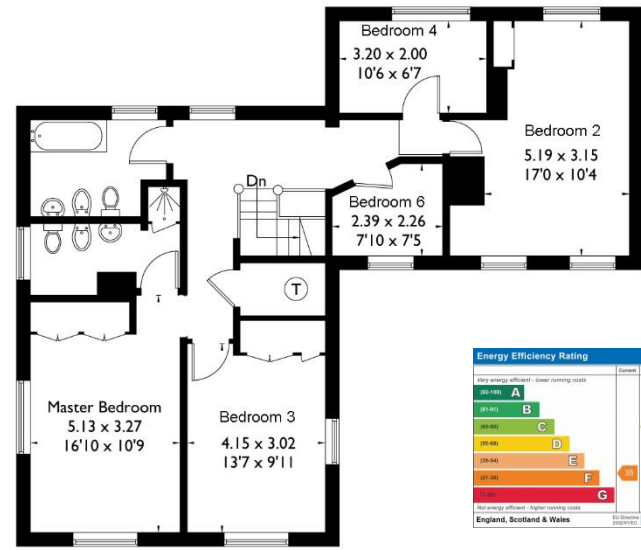


(Not Shown In Actual Location / Orientation)
 Stable Block

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

