



EVANS & PARTRIDGE

FOUR SEASONS, ANDOVER ROAD, LOPCOMBE, SALISBURY, WILTSHIRE SP5 1BX

A SUBSTANTIAL DETACHED CHALET STYLE FAMILY HOME STANDING IN PRIVATE GARDENS AND GROUNDS OF APPROACHING HALF AN ACRE, SITUATED AT THE END OF A SHORT LANE IN A SEMI-RURAL SETTING ON THE HAMPSHIRE / WILTSHIRE BORDER BETWEEN STOCKBRIDGE AND SALISBURY

Grateley Main Line Railway Station about 5.5 miles – London Waterloo in 75 minutes

LARGE VAULTED RECEPTION HALL * CLOAKROOM * LIVING ROOM * DINING ROOM
SUBSTANTIAL KITCHEN / BREAKFAST ROOM * UTILITY ROOM
MASTER BEDROOM WITH EN SUITE * THREE FURTHER DOUBLE BEDROOMS * FAMILY BATHROOM
DOUBLE GARAGE * LARGE WORKSHOP AND STORE * EXTENSIVE PARKING
PRIVATE GARDENS AND GROUNDS AMOUNTING TO ABOUT 0.47 ACRES

OFFERS INVITED AROUND £595,000 FOR THE FREEHOLD

DESCRIPTION

A large detached chalet property, constructed of brick elevations beneath a tiled roof with the benefit of oil fired central heating, double glazing throughout, extensive off-road parking, a detached double garage and an excellent private level plot extending to nearly half an acre. The surprisingly spacious light and airy accommodation features an impressive full height central hallway with vaulted ceiling and oak staircase rising to a galleried landing, a good size dual aspect living room, separate dining room and a substantial kitchen/breakfast room with oak units and granite work surfaces as well as an adjoining utility. There are also two large double bedrooms and a well fitted family bathroom on the ground floor. To the first floor there is a master bedroom with southerly facing balcony and en suite shower room as well as the second spacious double bedroom.

LOCATION

The property is located in a semi-rural area close to the Hampshire/Wiltshire border between the cathedral cities of Winchester and Salisbury, and some seven miles from the picturesque town of Stockbridge. Local facilities including Post Offices, public houses, primary schools and churches can be found in the neighbouring villages of Broughton and The Wallops in Hampshire and Middle Winterslow in Wiltshire. Salisbury and Andover offer a more comprehensive range of shopping, educational and leisure amenities, as well as mainline railway station providing fast services to London. (There is also a railway station at Grateley, within about 15 minutes' drive). The A303 is easily accessible allowing convenient access to London and the West Country.

ACCOMMODATION

Gently sloping limestone path leads up to wide covered ENTRANCE PORCH Exposed oak support. Two outside lantern style lights. Limestone paved floor. UPVC obscure glazed door with full height panels to either side opening into:

LARGE CENTRAL RECEPTION HALL Feature high vaulted ceiling with exposed Glulam/pine beams. Large Velux sky lights to front and rear aspect. Turning open tread staircase with chamfered oak posts/spindles rising to galleried landing. Down lighters. Ceiling coving. Double radiator. Solid core oak panelled doors to living room, kitchen/breakfast room and cloakroom. Wide opening into inner passageway.

CLOAKROOM White suite comprising contemporary wash hand basin with central mixer tap standing on limestone sill with oak effect double cupboard beneath. Low level WC. Limestone display sills. Ceramic tiled flooring. Coat hooks. Halogen ceiling down lighters. Extractor fan. Radiator.

LIVING ROOM (*Large and dual aspect*) Glazed double doors with full height glazed panels to either side (southerly facing) opening onto patio and garden. Wide picture window to side aspect (also overlooking garden). Two pendant ceiling light points. Ceiling coving. Long double radiator. Large opening into dining room.

DINING ROOM Window to rear aspect. Pendant ceiling light point. Ceiling coving. Space for large family dining table. Double radiator. Oak panelled door into:

SUBSTANTIAL KITCHEN / BREAKFAST ROOM Stainless steel sink unit with central bowl, granite drainer and mixer tap. Extensive range of high and low level oak fronted cupboards and drawers incorporating deep pan drawers and two frosted glazed china display cabinets. Extensive leather finish granite work surfaces with similar upstand. Integrated eye level stainless steel 'Neff' double oven and grill. 'Neff' five zone induction hob with granite splash back, extractor fan and light within 'Neff' stainless steel hood above. Integrated 'Neff' dishwasher. 'Grant' oil fired under-counter boiler. Space and plumbing for American style fridge/freezer. Picture window to rear aspect. Further window to side aspect (both with marble sills and overlooking the garden.). Ceramic tiled floor. Halogen ceiling down lighters. Ceiling coving. Double radiator. Panelled door into:

UTILITY ROOM Circular stainless steel sink unit with drainer and mixer tap. Roll top work surface extending to either side with cupboards beneath. Recess and plumbing for washing machine and dryer. Full height double storage unit. Fluorescent strip light. Fuse box. Ceramic tiled floor. Obscure glazed door to outside. Extractor fan. Radiator.

INNER HALLWAY Halogen ceiling down lighters. Ceiling coving. Solid core oak panelled doors into bedrooms three, four and large family bathroom.

BEDROOM THREE (*Spacious double bedroom*) Wide picture window to front aspect. Fitted mirror fronted wardrobe cupboards the full width of the room. Pendant ceiling light point. Ceiling coving. Double radiator.

BEDROOM FOUR (*Good size double bedroom*) Window to rear aspect. Sliding doors into triple built-in wardrobe cupboard. Pendant ceiling light point. Ceiling coving. Double radiator.

LARGE FAMILY BATHROOM White suite comprising pedestal wash hand basin with central mirror and light above with shaver socket, wide sills to either side. Low level WC with concealed cistern and roll top display sill over, cupboards to either end. Short panelled path with mixer tap/hand held shower attachment with wall mounting (ample room to install a full-size bath). Large corner glass/tiled enclosure housing 'Mira' shower. Ceramic tiled floor. Halogen ceiling down lighters. Obscure glazed window to rear aspect. Extractor fan. Upright heated towel rail/radiator.

FIRST FLOOR

GALLERIED LANDING Vaulted ceiling. Oak balustrade continues overlooking stairwell and reception hall. Velux sky lights to front and rear aspect. Comprehensive built-in storage in eaves space. Double radiator. Oak doors to master bedroom and bedroom two.

MASTER BEDROOM (*Large double bedroom*) Featuring full height glazing to southerly aspect with central door opening onto limestone paved balcony with chrome/glass balustrade and overhead light enjoying far reaching views. Two built-in double wardrobe cupboards in eaves area with space for dressing table between. Two double radiators. Ceiling light point with spot lights. Door into:

EN SUITE SHOWER ROOM White suite comprising pedestal wash hand basin and low level WC with concealed cistern, stone sill behind. Large tiled shower enclosure with glass door. Sky light to rear aspect. Ceramic tiled floor.

BEDROOM TWO (*Large dual aspect double bedroom*) Picture window to gable end. Velux sky light to front aspect. Central ceiling light point with spot lights. Access into eaves storage. Wood laminate flooring. Double radiator.

OUTSIDE

The property is accessed via an unmade track serving a handful of properties. At the end of the track a five bar gates opens onto a stone edged gravelled approach widening to the front and side of the property in front of the detached double garage and providing ample parking for a large number of vehicles, if required.

DOUBLE GARAGE Brick construction beneath a tiled roof. Wide up and over door to front. Window and personnel door to side. Light and power connected. Concealed oil tank.

MAIN GARDEN The plot is very level and extends to almost a quarter of an acre. The gardens are mainly laid to lawn and enjoy a good degree of privacy, being well enclosed by some fencing and mainly tall hedging plants. Paved and Cotswold stone patio area to one side, accessed from the living room. Shrubs, plants and roses. Silver Birch tree.

Substantial **WORKSHOP AND STORE** to rear of property constructed of colour washed timber elevations beneath a pitched felt roof. Twin double doors to side. Windows on two aspects. Concrete base.

Outside lighting. Outside tap.

SERVICES

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

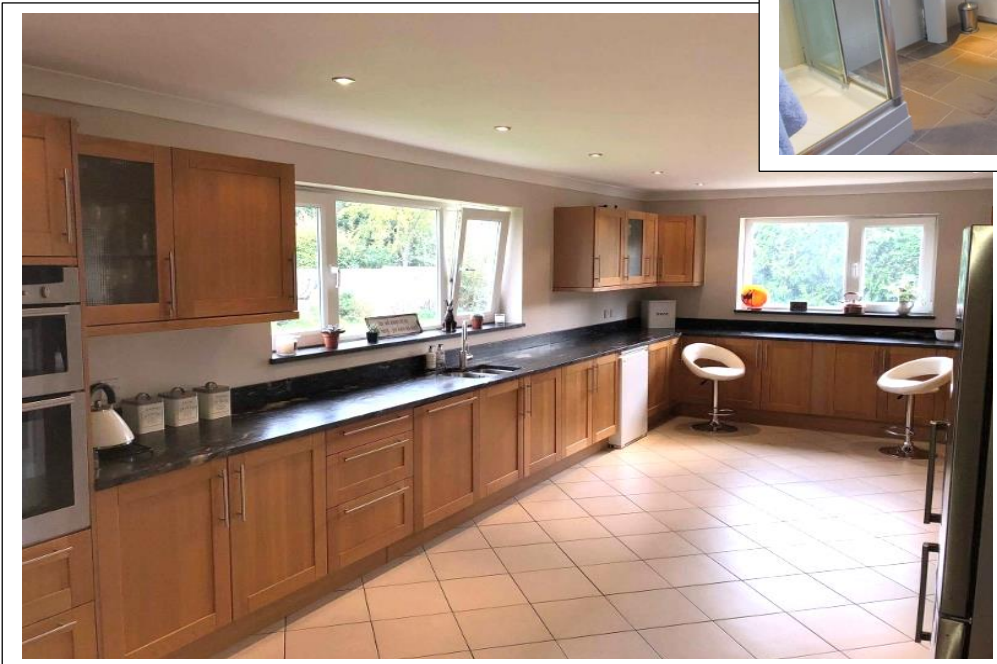
DIRECTIONS

From our offices in Stockbridge, proceed in a westerly direction (towards Salisbury) and after about seven miles turn right onto the A343 towards Andover. Shortly after passing the 50 mph speed sign, turn right onto an unmade track and the property will be found at the end.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS AND PARTRIDGE
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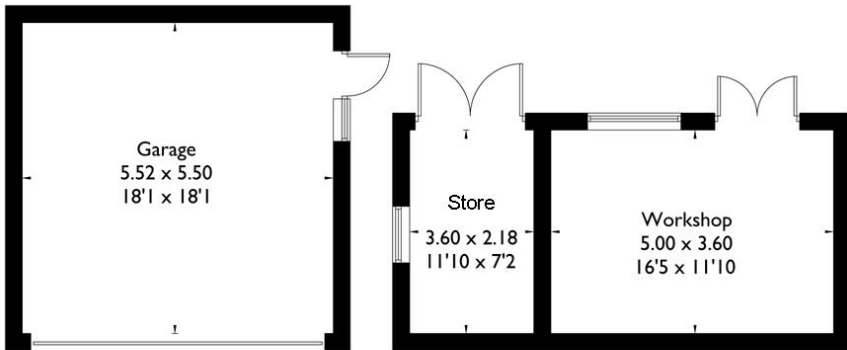
Four Seasons, Andover Road, Lopcombe, Salisbury

Approximate Gross Internal Area = 212.7 sq m / 2289 sq ft

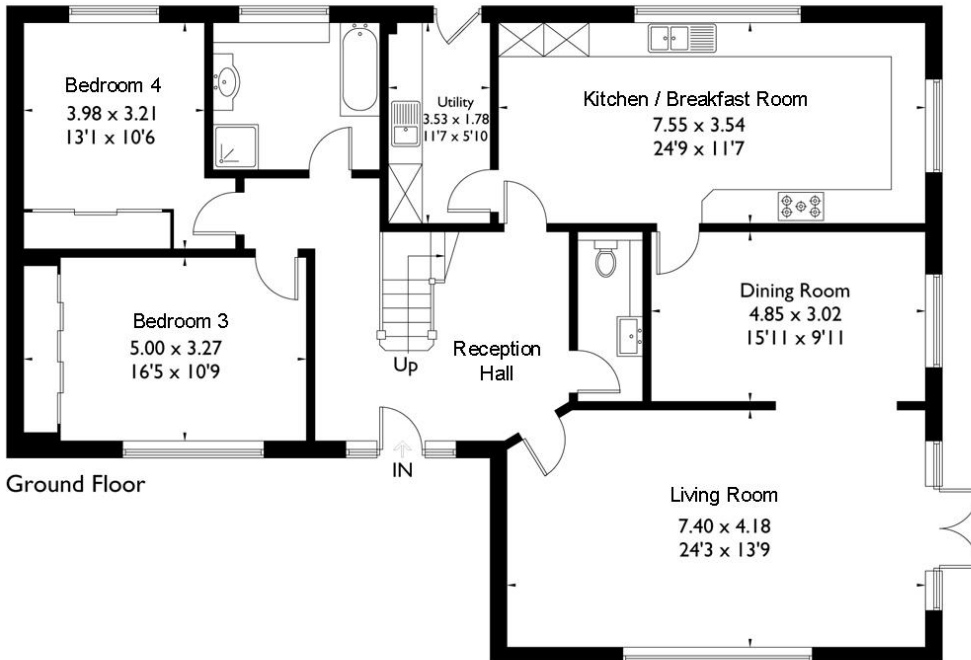
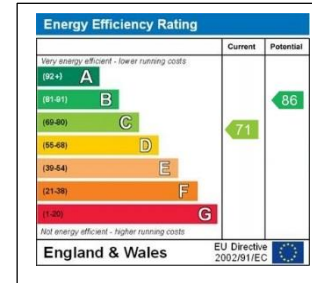
(Excluding void)

Outbuildings = 57.3 sq m / 617 sq ft

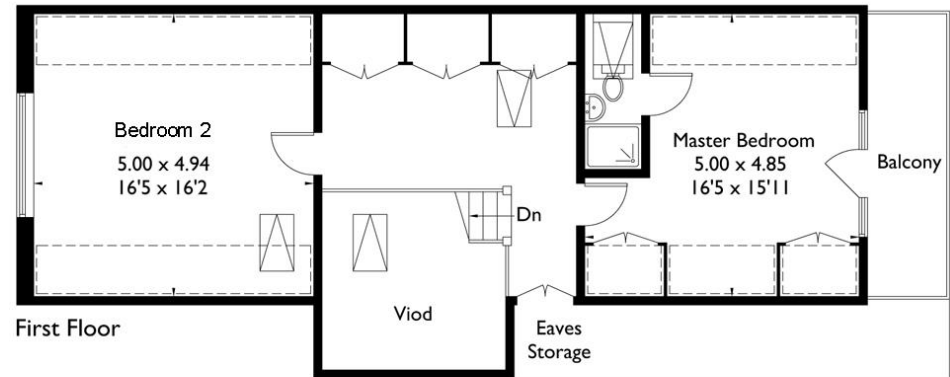
Total = 270.0 sq m / 2906 sq ft



Outbuildings
(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 198605

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

