

# TANGLEY BOTTOM

## TANGLEY HAMPSHIRE





**Tangley Bottom  
Tangley  
Andover  
Hampshire  
SP11 0SQ**



**A brand new country house with a unique inspired design and exceptional finish throughout,  
quietly situated on the edge of the village with no immediate neighbours  
and open views over the surrounding farmland and countryside**

***An Area of Outstanding Natural Beauty offering excellent walking, cycling and riding***

**Andover 5.2 miles   Stockbridge 17.2 miles   Newbury 15.2 miles   Marlborough 17.3 miles   London 78.6 miles**

**Offers invited around £1,200,000 for the freehold**

**VIEWING IS STRICTLY BY APPOINTMENT**

**EVANS & PARTRIDGE**

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Tel. 01264 810702   [www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

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# TANGLEY BOTTOM, TANGLEY, ANDOVER, HAMPSHIRE SP11 0SQ

ENTRANCE PORCH / VERANDA \* DRAWING ROOM \* OPEN PLAN DINING HALL WITH ADJOINING LUXURY KITCHEN  
SITTING ROOM \* STUDY AREA \* BOOT ROOM \* SHOWER ROOM  
BASEMENT AREA COMPRISING LARGE UTILITY, PLANT ROOM AND WINE STORE  
MASTER BEDROOM WITH LUXURY EN SUITE BATHROOM \* THREE FURTHER BEDROOMS \* MAIN BATHROOM  
GARAGE BLOCK COMPRISING DOUBLE CAR PORT AND LARGE ADJOINING WORKSHOP / STORE \* AMPLE PARKING  
GARDENS AND GROUNDS OVERLOOKING AND ADJOINING COUNTRYSIDE

## **DESCRIPTION**

An impressive brand new house combining modern architecture with traditional styling and materials, constructed of smooth rendered and oak clad and lead elevations beneath a tiled roof. The property has been designed by Huw Thomas, Architects of Winchester, and built to an exacting standard with a tailored high-end finish by Haygarth Ross, well-regarded local developers known for their individual style and quality workmanship. Additional benefits include a 10 year Build Zone Warranty and air source heat pump providing underfloor heating to the ground floor and radiators to the first floor.

## **LOCATION**

The property is situated on the very edge the rural village of Tangley which has two public houses renowned for their good food. Tangley is surrounded by wonderful undulation countryside and woodland providing outstanding walking, cycling and riding. A comprehensive range of shopping, educational and leisure facilities are available in nearby Andover which also has a mainline railway station providing fast services to London Waterloo (in just over one hour). The cathedral cities of Salisbury and Winchester are both within approximately thirty minutes' drive. Newbury is approximately fourteen miles distant and the A303 is close at hand allowing convenient road access to London and the West Country.

## **ACCOMMODATION**

Paved approach leading to covered PORCH / VERANDA Constructed of heavy pegged oak timbers on staddlestone bases beneath a tiled roof. Four copper down lighters. Ledged and braced solid oak panelled door opens into:

OPEN PLAN DINING HALL WITH ADJOINING LUXURY KITCHEN Central glazed double doors with full height oak frame casement windows to either side open onto terrace with views over the garden to farmland and countryside beyond (southerly aspect).

DINING HALL Two pairs of glazed double doors to either side of front entrance. Contemporary 'Stuv' dual aspect integrated wood burning fire box between dining hall and drawing room. Limestone tiled flooring. LED down lighters. Wide steps down into drawing room. Opening into inner hallway and passage.

LUXURY KITCHEN by 'Guild Anderson of Tisbury' Stainless steel 1½ bowl sink unit with 'Quooker' mixer tap and instant hot water tap, drainer to side, set in central island with marble top, double cupboard beneath, bin store and two further double cupboards. Integrated 'Siemens' dishwasher. Three contemporary pendant light points above. Range of high and low level cupboards and drawers with marble work surface and similar upstand over. 'Siemens' induction hob with extractor fan and light above. Full height larder style cupboard to one end. Eye level 'Siemens' combi oven/microwave, oven/grill beneath, warming area, cupboard above and pan drawer below. Limestone flooring. LED down lighters. 'Fisher & Paykel' stainless steel American style fridge/freezer (recessed into wall). Window with ceramic tiled sill to front aspect.

DRAWING ROOM (*Large triple aspect room*) Feature high vaulted ceiling with impressive exposed pegged oak queen post trusses and clasped purlins. Dual aspect integrated wood burning fire box by 'Stuv' (with view through to dining hall). Full height French windows to front and rear aspect, both overlooking the gardens. Two high casement windows to gable end.

INNER HALLWAY AND PASSAGE Turning staircase with central runner and exposed balustrade to one side rises to the first floor. Limestone flooring. Open doorway into boot room. Panelled doors into sitting room and shower room. Steps rise to study area and bedroom four.

SITTING ROOM Integrated recessed 'Stovax' contemporary log burning stove with slate hearth. Glazed double doors to front aspect opening onto the patio with southerly views over the garden and countryside beyond. LED down lighters

BOOT ROOM Stable style ledged and braced latch door to entrance porch/veranda. Coir door mat. Limestone flooring. Decorative low level panelling to one wall. Bench with boot storage beneath, T&G tiled back and shelf over, double cupboard to end housing fuse box and manifold for under floor heating. LED down lighters. Open entrance and stairs to basement.

SHOWER ROOM White suite comprising a contemporary wash hand basin with mixer tap, ceramic tiled splash back and double cupboard beneath. Low level WC. Glass screen dividing wet area with fully tiled surround, power shower with overhead and hand held attachments. Limestone flooring. High ceiling with LED down lighters.

STUDY AREA Window to front aspect. LED down lighters. Panelled door into:

BEDROOM FOUR (*Double bedroom*) Window to front aspect with country views. Built-in wardrobe. LED down lighters.

BASEMENT Limestone flooring and LED down lighters throughout.

Hallway: Doors into utility and plant room. Further door with automatic light into:

Wine Store.

Utility: Belfast sink unit with mixer tap and solid oak butcher block work surfaces to either side, cupboards beneath, space and plumbing for washing machine and space for dryer. Extractor fan.

Plant Room: Pressurised hot water cylinder and expansion tanks. Opening into understairs storage area.

## FIRST FLOOR

CENTRAL LANDING Vaulted ceiling. High windows extend to ridge. Spot lights, wall lights and LED down lighters. Balustrade continues overlooking stairwell. Built-in double cupboard. Traditional style radiator. Doors to:

MASTER BEDROOM (*Large double bedroom with high ceiling*) Full height windows enjoying a southerly aspect and views over farmland and countryside. Three wall light points. Access either side of central wall into:

Dressing Area: Comprehensive box shelving and space for hanging rail. High window to rear aspect with farmland views. Traditional style radiator. LED down lighters. Access to loft space via hatch.

En Suite Bathroom: White suite comprising four claw roll top 'Victoria & Albert' bath with waterfall tap. Wash hand basin with mixer tap, tiled splash back and range of cupboards and drawers. Low level WC. Glass door into large tiled enclosure with overhead and hand held shower attachments. Box shelving. Karndean oak effect flooring. Velux window to front and rear aspect. Shaver socket. Traditional style radiator.

BEDROOM TWO Dormer window to front aspect with views towards farmland. LED down lighters. Traditional style radiator

BEDROOM THREE Dormer window to rear aspect (south). Built-in wardrobe. LED down lighters. Traditional style radiator.

MAIN BATHROOM White suite comprising panelled double ended bath with wall mounted controls and central tap, retractable hand held shower attachment, tiled surround. Wide wash hand basin with tiled splash back, double cupboard beneath. Low level WC. Impressive windows extend from under the eaves up to the ridge. Casement window to front aspect. Karndean oak effect flooring. Traditional style radiator.

## **OUTSIDE**

### ***Gardens and grounds amounting to about 0.43 acres***

Splayed access off the lane onto a tarmac approach through twin five bar electrically operated gates with automatic sensor opening onto a substantial granite setts edged shingle driveway extending to the front of the property providing comprehensive parking and access to:

**GARAGE BLOCK** Constructed of brick and flint/oak weather boarded elevations beneath a cropped hip tiled roof, comprising an oak frame double car port with opening into substantial work shop/store, light and power connected.

**FRONT GARDEN** To either side of the driveway is laid to grass, screened to the front by beech hedging and post and rail fencing. The other side boundary is enclosed by post and wire fencing affording an open aspect over the adjoining farmland. Block edged path leads round the gable end of the property, enclosed by post and rail fencing with oak gate leading into:

**MAIN GARDEN** (*Southerly facing*) Extends to the rear of the property and comprises a split level paved terrace extending behind much of the property with yew hedge at one end. Inset flower border. Screened to side by rendered walling. Step from terrace onto lawned area. Two mature apple trees. Well screened to the front by beech hedging and post and rail fencing and to the rear by post and wire stock fencing affording views over the adjoining farmland. From the main garden an attractive view is enjoyed to the west towards countryside and woodland.

## **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 Stockbridge proceed in a northerly direction on the A3057, passing through Leckford. On the outskirts of Andover turn left onto the A303 and continue for approximately two miles to the second exit. Bear right at the roundabout, cross over the dual carriageway, turn left at the next roundabout, signposted Weyhill. On reaching the village turn right beside the church. Cross straight over at the next junction and continue through Clanville. Proceed for approximately four miles passing a turning on the left signposted the Chutes and then a turning on the right signposted The Cricketers Arms. The property will be found a short distance further along on the right hand side.










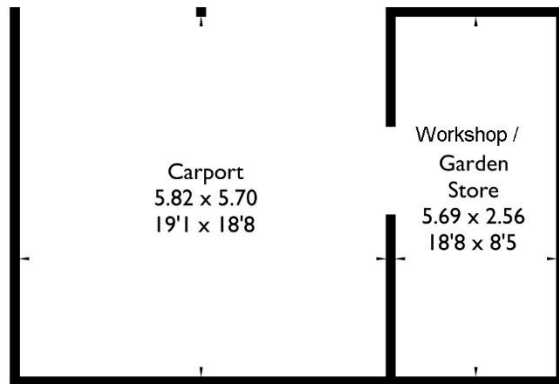


# Tangley Bottom, Tangley, Andover, Hampshire SP11 0SQ

Approximate Gross Internal Area = 254.2 sq m / 2736 sq ft  
 Outbuilding = 48.5 sq m / 522 sq ft  
 (Including Carport)  
 Total = 302.7 sq m / 3258 sq ft



 = Reduced headroom below 1.5m / 5'0"

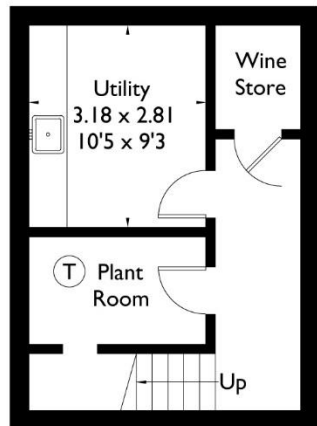


## Outbuilding

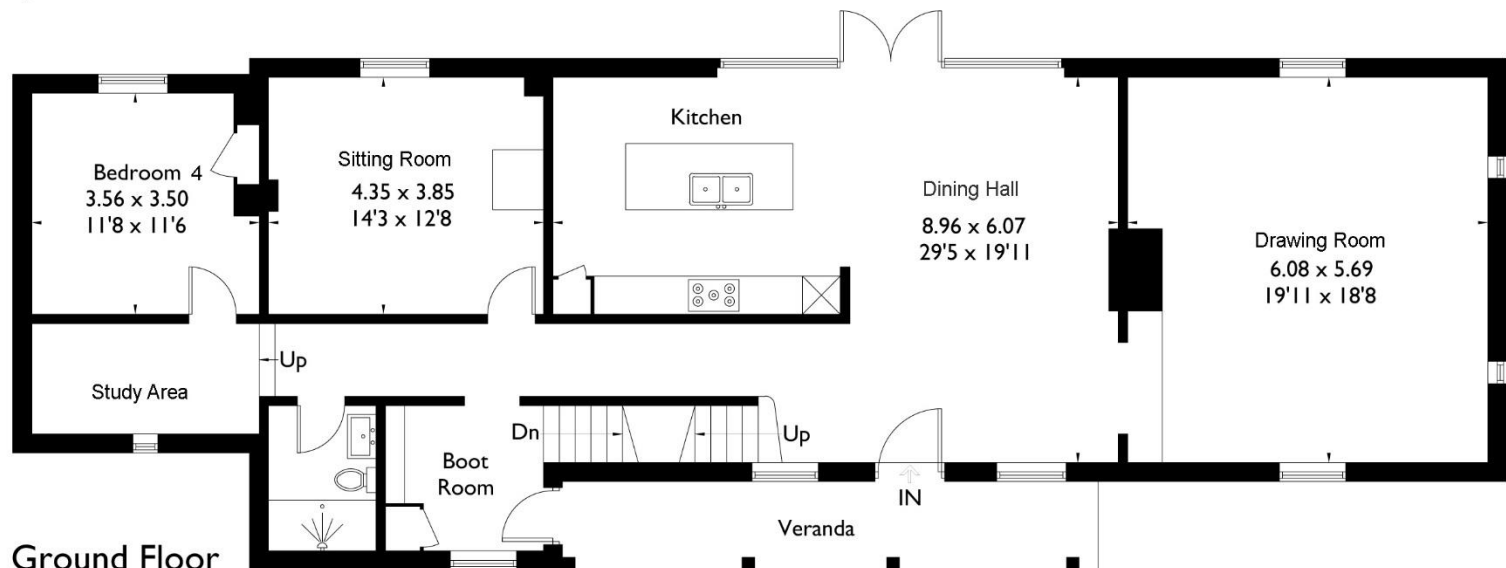
(Not Shown In Actual Location / Orientation)



## First Floor



## Lower Ground Floor



## Ground Floor

FLOORPLANZ © 2017 0203 9056099 Ref:203396

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.