



The Hawthornes | £1,499,500
Cowesfield, Whiteparish, Wiltshire, SP5 2QZ





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Summary

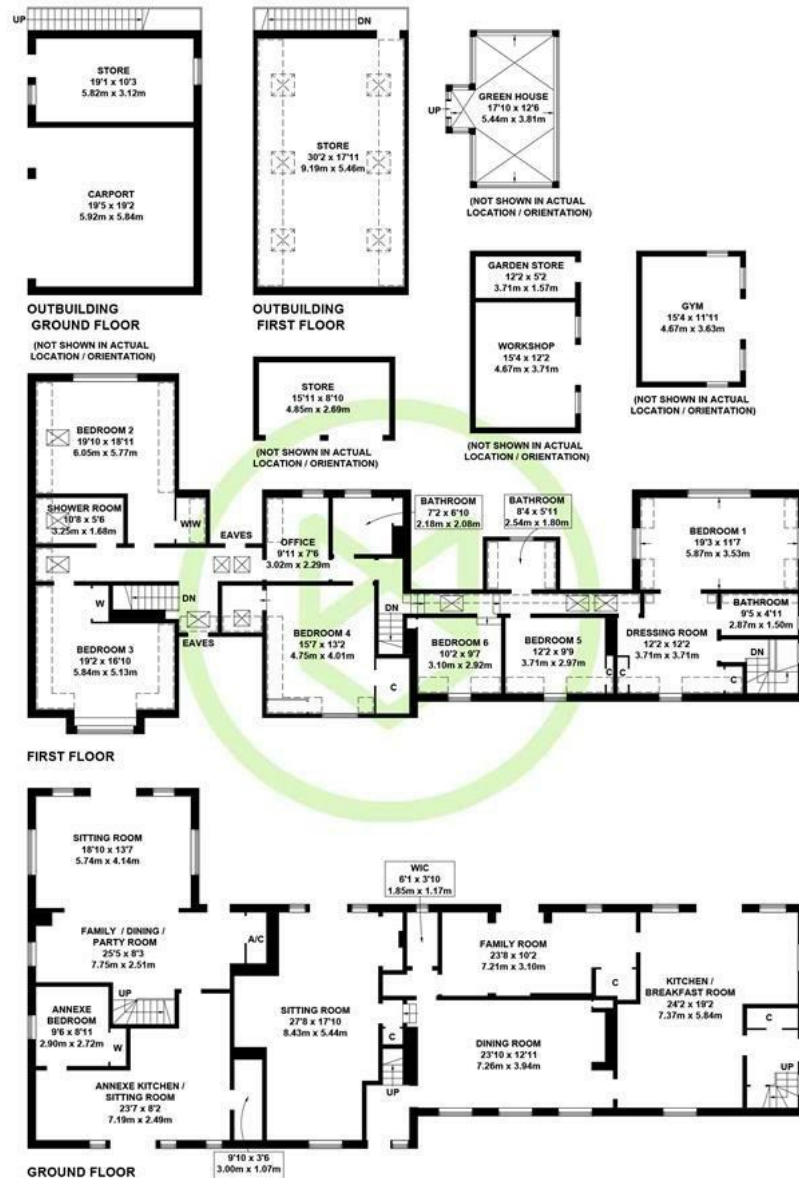
This impressive and versatile country residence is enviably positioned within the quiet hamlet of Cowesfield and has been tastefully upgraded by the current owners, retaining the charm and character of its origins whilst providing all the benefits of modern day living. With almost 5000 square feet of living space available, which includes the self contained annexe, the accommodation offers up to seven bedrooms, complemented by six reception rooms, ideal for multi generational living or generating additional income. The mature and private grounds extend to approximately one and half acres backing onto open farmland. An extensive arrangement of outbuildings include a double car barn with first floor store, timber garden store, greenhouse as well as a gym and work shop. Ample parking is available on the dual access driveway.

Features

- An impressive and versatile country residence
- Desirable Wiltshire village location
- Up to seven double bedrooms available
- Self contained annexe with courtyard garden
- Origins dating back back to 1888
- Tastefully upgraded by the current owners
- Six spacious reception rooms
- Mature and private grounds extending to one and a half acres
- Extensive arrangement of outbuildings including a double car barn and store
- Heating via air source & ground source heat pumps

EPC Rating

Energy Efficiency Rating
Current C
Potential B



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 2649 SQ FT / 246.1 SQ M
FIRST FLOOR = 2124 SQ FT / 197.3 SQ M
OUTBUILDINGS = 1489 SQ FT / 138.3 SQ M
TOTAL = 6262 SQ FT / 581.7 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1186059)

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Ground Floor

The welcoming entrance offers space for coats and shoes, fitted with quality oak effect flooring extending into the spacious dining room with feature beams and exposed brickwork. The cottage style kitchen breakfast room is flooded with light from three aspects and offers an extensive range of shaker style wall and base units with with oak and granite worksurfaces and two feature islands. Integrated appliances include an electric Aga, single oven with induction hob and extractor over, dishwasher and ample space for freestanding white goods. A family room houses the utilities cupboard with plumbing for white goods and overlooks the gardens via French doors. An inner lobby accesses a cloakroom and wc and leads to the dual aspect sitting room which features an open fireplace with bespoke fitted storage and shelving with access to the garden via French doors.

First Floor

The right hand landing serves three double bedrooms and a family bathroom with bedroom one enjoying far reaching views and a spacious dressing area and en-suite bathroom with a second staircase to the ground floor. The left hand landing serves a large double room with secret cupboard, family shower room and a useful study area which leads to a separate landing serving two further large double bedrooms, one with a walk in wardrobe. A stylish and modern shower room comprises a walk in dual head shower, vanity and storage units with wash basin, wc and heated towel rail. A third staircase ascends to the annexe.

Annexe

The impressive self contained annexe offers a sitting room with log burning stove over looking the gardens and bi folding doors to the spacious dining area. An inner door leads to the stylish and well appointed kitchen breakfast room,, fitted with a range of shaker style wall and base units, complemented by oak block work surfaces and tiled splash backs. Shelving and storage cupboards are all fitted with French doors opening to a private courtyard. The modern shower room comprises a walk in shower, vanity units, wash basin and wc. The double bedrooms enjoys built in wardrobes.

Outside

The private and mature grounds extend to approximately one and a half acres and are predominantly laid to lawn, punctuated by a variety of well established trees and plants creating a pleasant back drop. A large patio area abuts the rear of the property, perfect for entertaining or al fresco dining. The current owners have enhanced the outdoor space with features which include a climbing and play area, timber garden store, greenhouse, gym, work shop and impressive double car barn with store room and first floor store. A small area of paddock has been fenced off as well as large area for composting.

Parking

Ample off road parking on the dual access driveway which extends to the double car barn.

Location

Enviably positioned within the quiet and leafy hamlet of Cowesfield in the Wiltshire village of Whiteparish, close to the New Forest National Park and within easy reach of the village amenities which include the highly reputable Whiteparish Primary School, choice of public houses, village store and doctors surgery. Whiteparish enjoys excellent commuter links, conveniently equidistant to Romsey and Salisbury and convenient to Southampton, whilst benefitting from being within catchment of the highly regarded Salisbury grammar schools. Southampton Parkway Station, provides direct train links to London, and Southampton airport are both within approximately a 20 minute drive.

Sellers Position

Buying on

Heating

Main house : Ground source heat pump

Annexe : Air source heat pump

Drainage

Private - Septic tank

Infants & Junior School

Whiteparish All Saints

Secondary School

The Trafalgar School

Council tax

Band G - Wiltshire Council

Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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