



6 Chapel Court, Wherwell

Myddelton & Major





## 6 Chapel Court, Wherwell, Andover, Hampshire, SP11 7JQ

- Kitchen
- Main Bedroom
- Bedroom Two/Study
- Garden with River Views
- Sitting Room with Open Fireplace
- Family Bathroom
- Courtyard
- Old Summer House

### The Property

6 Chapel Court is a charming mid terrace cottage situated in the heart of the desirable Test Valley village of Wherwell. The property enjoys a quiet position off the main village street. There is an open porch and the front door leads into the spacious sitting room which has the benefit of an open fire, providing a delightful addition in the winter months. There is a well appointed kitchen with fitted shaker units and solid oak worktops.

There is access from the kitchen onto an enclosed courtyard. Stairs lead to the first floor where there is a bright and spacious double bedroom. The hall area equally suits as a dressing area or as a workspace. There is a generous hall cupboard as well as a the family bathroom which includes an airing cupboard. A spiral staircase then leads to a further bedroom or to use as a study if preferred. Charming touches throughout the property including the wooden doors, wrought iron handles and original flooring, further its appeal.

### Outside

There is a courtyard to the front of the property which is a secluded area to enjoy with its excellent level of privacy due to the jasmine along the boundary fences. There is also a paved area which can be reached from the kitchen. A side path leads to the garden which is mainly laid to lawn with established borders which are populated with shrubs and perennials. The River Test is situated at the bottom of the garden providing the most wonderful outlook over woodland and the river. There is an old summerhouse offering practical storage space and a tranquil area to relax and enjoy the delightful views on offer.

**Note:** There is an electric immersion tank for the hot water and a Rayburn which has been providing both heating and hot water, although this hasn't been used for 6+ months and may need some work.

A mid terraced two bedroom cottage situated within the heart of the picturesque village of Wherwell with outstanding garden views onto The River Test.

*(n.b. The riverside is a separate plot accessed by a pathway from the rear of the property and not directly attached to the house).*

Tenure: Freehold    Size: 761.7 ft<sup>2</sup>    EPC Rating: D (55)    Council Tax Band: C



2



1



1

**Services** - Mains electric, water and drainage. Oil fired Rayburn.

Andover 4.8 Miles    •    Stockbridge 4.4 Miles    •    Winchester 10.6 Miles    •    Salisbury 20.8 Miles



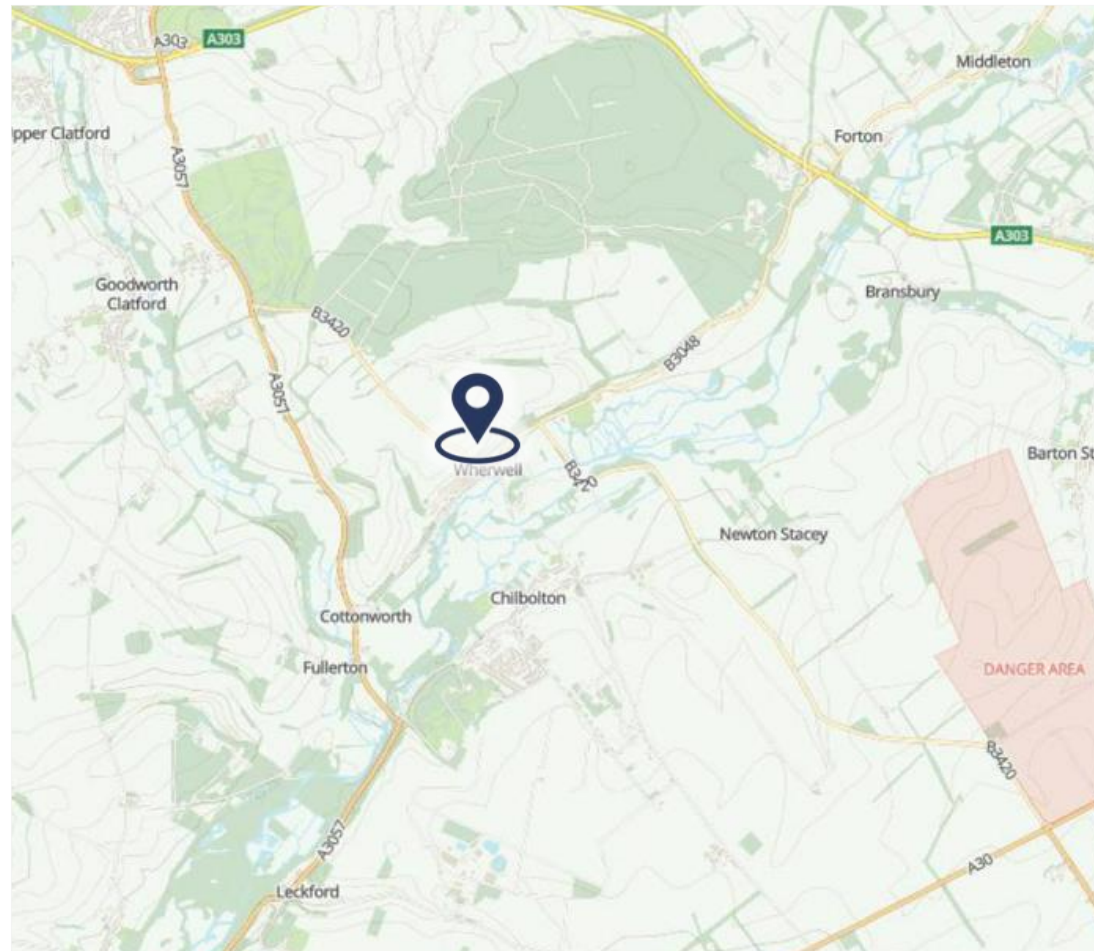


## Location

Wherwell is renowned for its number of attractive period properties set within a Conservation Area. The village benefits from a public house, popular primary school and Church. The neighbouring village of Chilbolton has a village shop. Countryside walks are just a stones throw from the property including Cow Common, with breath-taking scenery alongside the River Test. Wherwell is well suited for access to major roads, A303/M3 London to the West Country and A34 North/South. Andover and Winchester have mainline direct rail services to London Waterloo (reached in 70 minutes). Stockbridge and Andover are situated less than five miles away and offer a comprehensive range of shopping, educational and recreational facilities. For larger shopping centres the Cathedral cities of Winchester and Salisbury are 20 to 30 minutes drive away.

### Note:

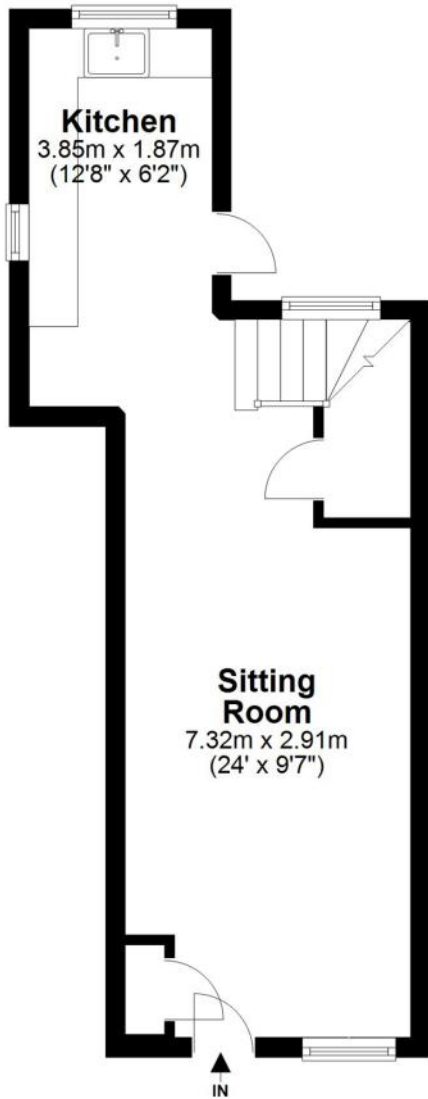
The River Test is owned by the local Fishing Club and Fisherman have the right to walk along the bank opposite the end of the garden. Please enquire with the Agents for more information. There is free parking on the high street which many village residents use.



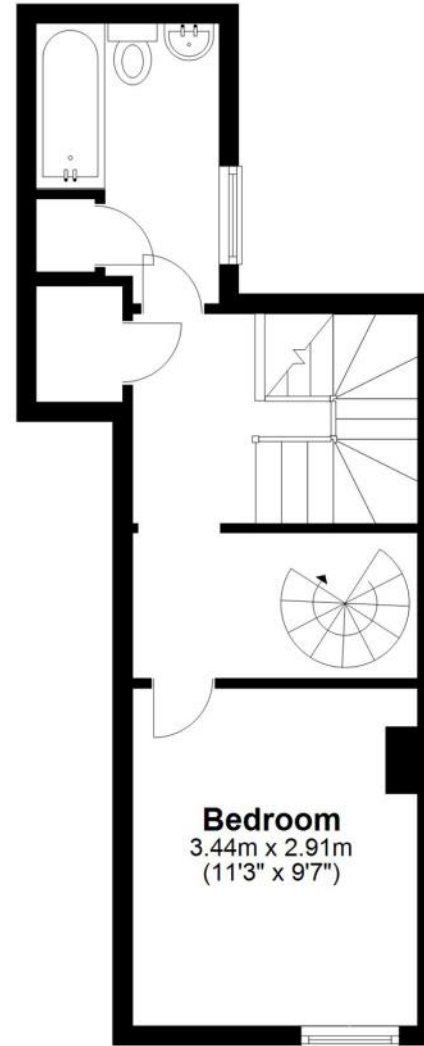


# 6 Chapel Court, Wherwell - Floorplan

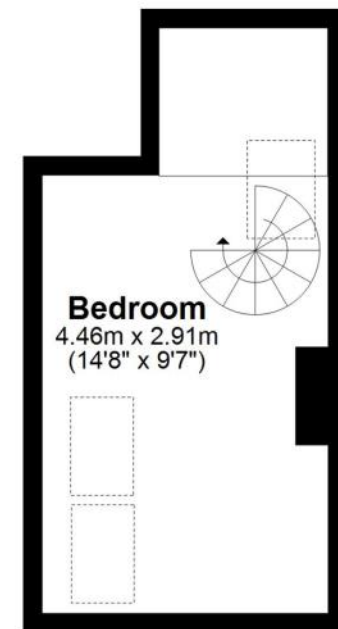
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 70.8 sq. metres (761.7 sq. feet)

FOR EXCLUSIVE USE BY MYDDELTON MAJOR ESTATE AGENTS  
Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions  
reliant upon them. Measured and drawn to RICS guidelines  
COPYRIGHT CLEARPLANZ



#### Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent, iv) the purchaser must satisfy themselves by inspection or otherwise.



The Old Police House, High Street, Stockbridge, Hampshire, SO20 6HE  
01264 810 400 stockbridgeresidential@myddeltonmajor.co.uk  
www.myddeltonmajor.co.uk

Myddelton & Major