

Haydown Lodge, East Cholderton, Andover



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Charming Grade II listed and recently re-thatched cottage Orne located within the hamlet of East Cholderton.

Believed to date back to the late 18th century the accommodation is bursting with character, including original and additional features.

Haydown Lodge is located in a south-facing position, surrounded by mature trees, shrubs and well stocked flower borders.

Upon entering Haydown Lodge, you are welcomed into a large hallway leading into the light family kitchen/breakfast room. Double doors from the breakfast room lead into a large dining room, with a decorative fireplace, then further into the property is a sitting room with a gas fired stove and French door which offers access into the garden. Downstairs also includes a study, fitted utility room and additional WC.

Stairs lead from the hallway to a long landing with plenty of spacious storage facilities. The large principal bedroom has built-in wardrobes and an en-suite. There are three further bedrooms and a family bathroom. There is access to a loft from the landing.



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The attractive hamlet of East Cholderton lies approximately 4.7 miles from the town of Andover within the Test Valley. The village of Thruxton is a mile to the north and Amport village is half a mile to the south. There are local amenities, pubs and churches in the immediate area. The nearby cities of Salisbury and Winchester provide a wide range of retail, leisure and business facilities. Communications are excellent, with the M3 Junction 8 approximately 18 miles away via the A303 and the A34 providing access to Winchester, Newbury and Oxford. Regular train services to London's Waterloo run from Andover and Winchester, with a journey time of around 60 -70 minutes. There are excellent local schools nearby, both state and private, with brilliant facilities. (times and distance are approximate)





Haydown Lodge is located in a beautiful and spacious garden, the main lawned garden is surrounded by mature trees, shrubs and a number of flower borders. Tucked neatly in the garden border is seating to enjoy views of the garden and surrounding fields. A private patio area is perfect for entertaining. Haydown lodge garden is located to the west of the property, gated with a gravel path leading around the house and gaining access to the large garage/workshop and additional gym to the side. The property features a paved driveway with plenty of parking space.

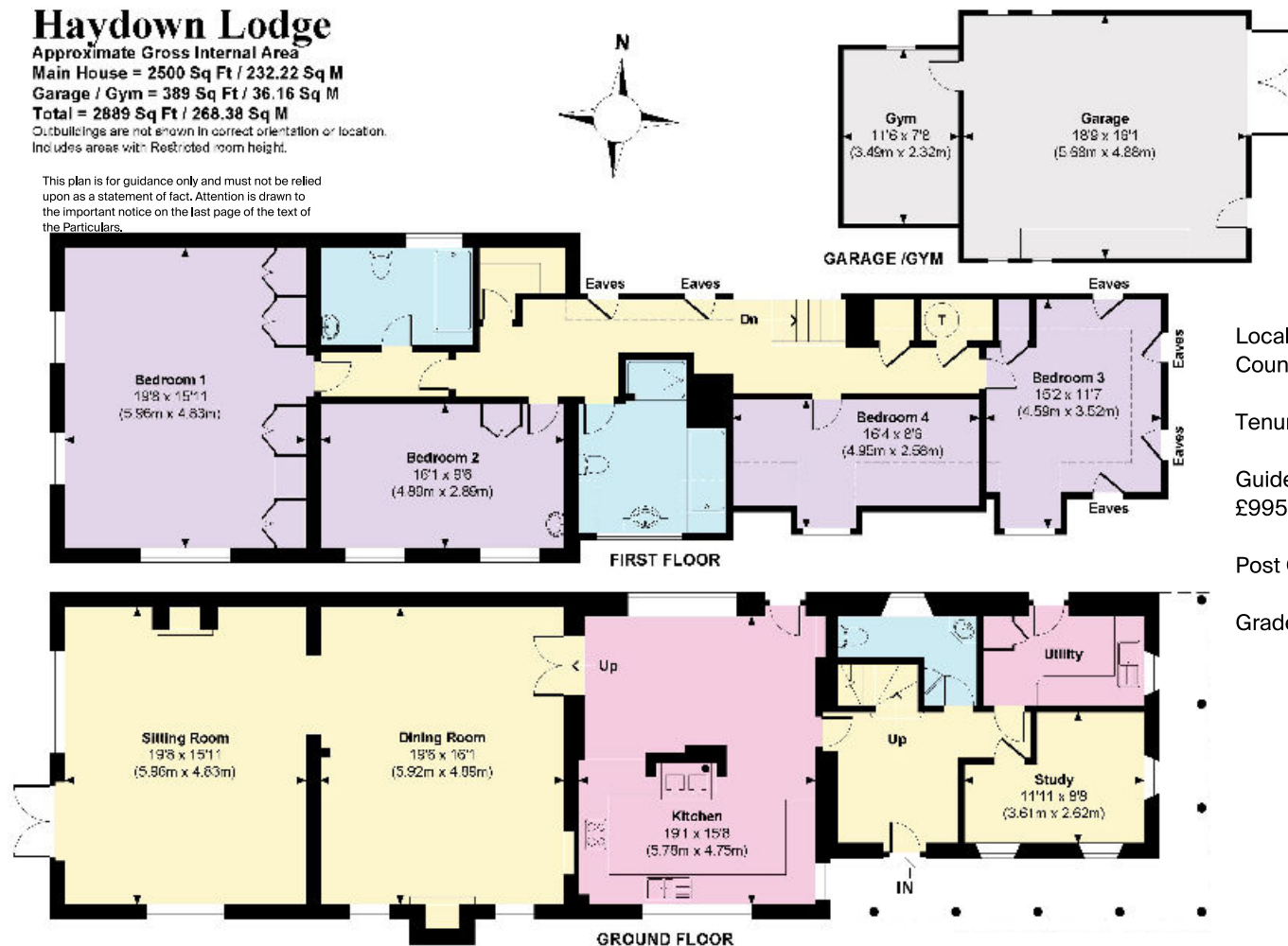


Haydown Lodge

Approximate Gross Internal Area
Main House = 2500 Sq Ft / 232.22 Sq M
Garage / Gym = 389 Sq Ft / 36.16 Sq M
Total = 2889 Sq Ft / 268.38 Sq M

Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Local Authority: Test Valley Borough Council
Council Tax Band: G

Tenure: available freehold

Guide Price:
£995,000

Post Code: SP11 8LR

Grade II Listed

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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