



Greatfield Lodge

Appleshaw, Hampshire



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Generously proportioned, light and comfortable family house with land.

Kitchen | Conservatory | Dining room | Sitting room | Utility | Cloakroom

Bedroom with dressing room and en suite shower | Three further bedrooms | Jack and Jill bathroom

Annexe | Two stables | Store | Garage | Log store | Paddock | In all, 3.77 acres

Andover 3.9 miles (London Waterloo 70 minutes), A303 4 miles,
Stockbridge 11 miles, Hungerford 17 miles, Marlborough 17 miles,
Newbury 19 miles (London Paddington 50 minutes), Salisbury 20 miles, Winchester 21 miles
(Distances and times approximate)



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Situation

Greatfield Lodge is offered with no chain and is situated just outside the village of Appleshaw, north west of Andover.

There is a church, public house, primary school and community hall in the village.

Andover has a wide range of excellent shopping and recreational facilities, including a Waitrose, cinema complex and a vibrant monthly farmers market.

The cathedral cities of Salisbury and Winchester are 19 and 21 miles respectively and the market town of Marlborough is about 18 miles to the north.

There is a good range of schools in the area including St Peter's primary school in Appleshaw, Farleigh, Norman Court, Winchester College, St Swithuns, Godolphin and Marlborough College. The Magic Tower Montessori Nursery School is located nearby in Weyhill.

For Sale Freehold

As you enter Greatfield Lodge, there is a cloakroom to the left off the hallway and a large double aspect dining room with beamed ceiling across to your right.

The large open plan kitchen is found along the hallway to the left with an oil fired Esse cooker, built-in dishwasher, oven appliances, and an island with Belfast sink. The conservatory with French windows leads out to the garden.

The triple aspect sitting room has wrap around views with a large fireplace. The picturesque and private views extend through the garden and field, to the countryside beyond.

The utility room has a ceiling airer and space for boots and coats.





Upstairs

The upstairs landing is light filled due to the large window at the top of the staircase.

Bedroom one is a large double with dual aspect windows and lovely views of the surrounding fields with two basins and a feature fireplace.

Bedroom two, which could act as a principal suite, has views over the Annexe towards Appleshaw. There is a separate dressing room and large bathroom with bath and a separate shower.

Bedroom three is a good sized double with a Jack and Jill bathroom shared with bedroom four.

Bedroom four, with views across the private garden is accessed by its own entrance off the separate staircase.

Annexe

This useful Annexe has a light, triple aspect open plan, sitting room with a log burner, with large front doors leading out and views over the field and the neighbouring countryside.

Throughout there are high ceilings, and the large bathroom has a shower, towel rail, basin and WC.

The entrance has disabled access via a ramp.

There is parking for four cars.

Separately, are a garage, two stables, and a storage room.

There is a paddock with separate entrance off the road.

The garden has a gazebo, a pond, a grass tennis court and rockery with wooden fencing and a log store.

In all, 3.77 acres.



Services

Mains water and electricity. Septic tank. Oil fired central heating, superfast broadband.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings etc., are specifically excluded but may be made available by separate negotiation.

Local Authority

Test Valley Borough Council. Tel 01264 368000.

Council Tax

Band G

EPC Rating

Band E

Guide Price

£1,400,000

Postcode

SP11 9AA

Directions

What3words ///duke.afterglow.proceeds

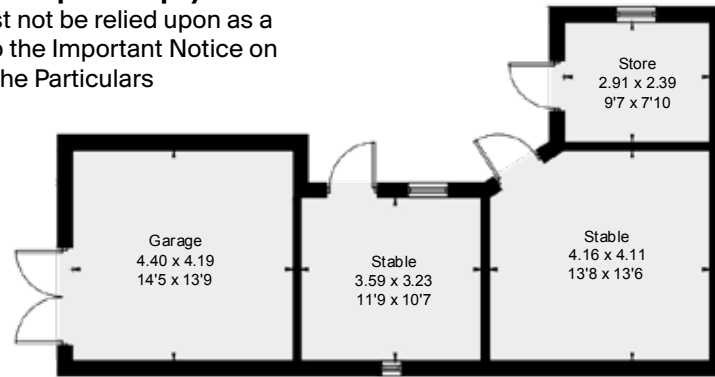
Viewing

Viewing by prior appointment only with the agents.

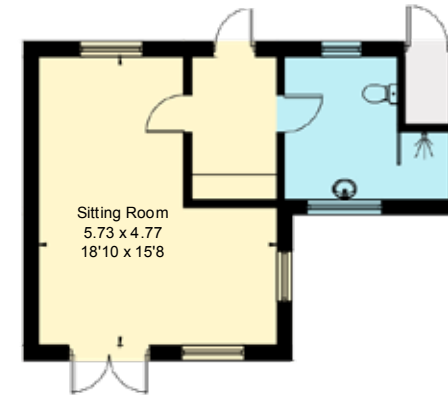


Approximate Area = 210.2 sq m / 2263 sq ft
Outbuildings = 37.1 sq m / 399 sq ft
Total = 247.3 sq m / 2,662 sq ft (Excluding Stables)
Including Limited Use Area (0.6 sq m / 6 sq ft)

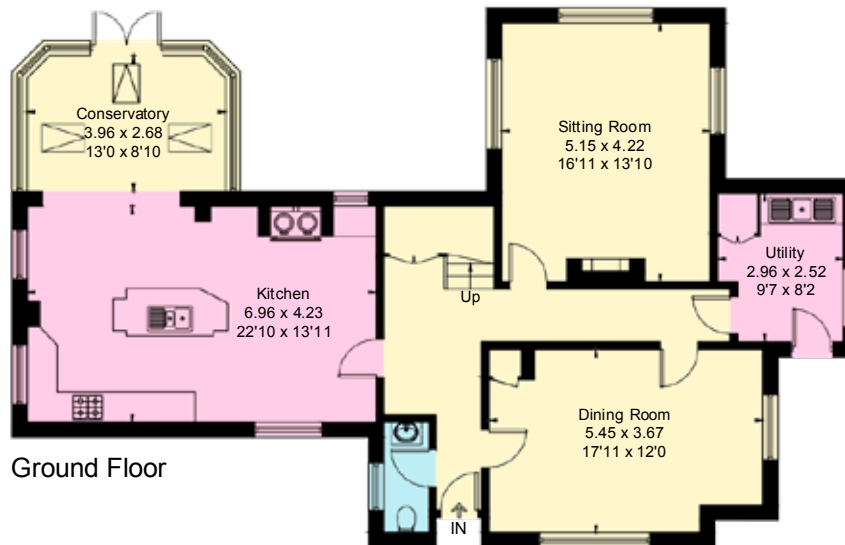
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



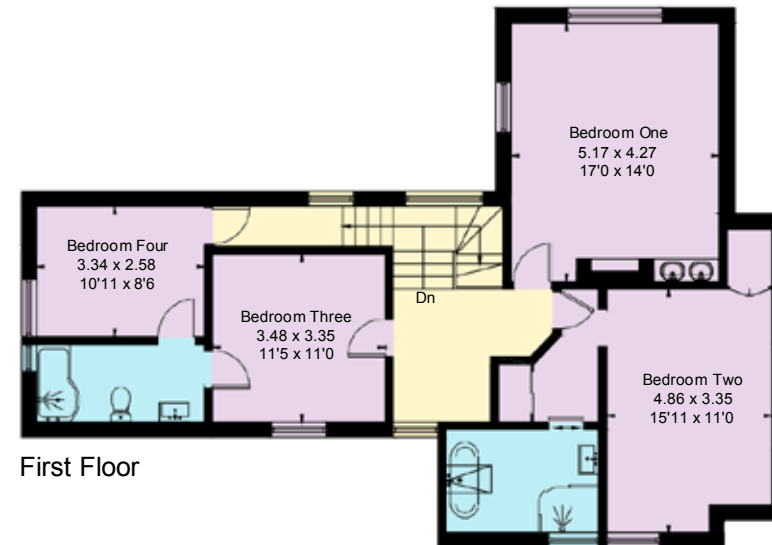
(Not Shown In Actual Location / Orientation)
Stable



Annexe
 (Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Connecting people & property, perfectly.

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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2023. Photographs and videos dated May 2023. Reference: xxxxxxxx.

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