



Total area: approx. 238.9 sq. metres (2571.5 sq. feet)  
ANDOVERS AWARD WINNING ESTATE AGENT - AS VOTED FOR BY HOME SELLERS AND BUYERS  
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 CLEARPLANT



**Newbury Hill, Penton Mewsey**

**Guide Price £675,000 Freehold**

- Lounge
- Study
- Family Room
- 4 Bedrooms
- Cottage Gardens

- Sitting Room
- Kitchen
- Conservatory
- 2 Bathrooms
- Garage & Parking



NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



**DESCRIPTION:** Austin Hawk are delighted to offer this Grade II Listed detached thatched cottage with many original features, set in a beautiful cottage garden. The cottage believed to date from the 18th Century was originally a public house and village carpenters. The cottage has been in the same family for over 60 years and the changes and upgrades have been catalogued in photographs. The thatch was replaced 4 years ago and the external walls were painted 3 years ago. The accommodation comprises lounge, study, sitting room, cloakroom, kitchen, family room, conservatory, four bedrooms and two bathrooms. Outside is a very well stocked garden with numerous shrubs, trees and flower beds.

**LOCATION:** The property is situated within the Conservation Area of Penton Mewsey which has a church, public house, cricket and tennis clubs, nursery school, stables, and a village hall. In the nearby villages, nearby Weyhill has a range of facilities, including a restaurant and shop, a church, a garage, the Pink Olive restaurant and two public houses. In the restored Fairground there is a craft centre and the new Rosebourne garden centre is nearby. The town of Andover, just 3 miles away, offers a comprehensive range of shopping, educational and leisure facilities as well as a mainline railway station providing fast services to London Waterloo in just over the hour. The nearby A303 offers good road access to both London and the West Country.

**ACCOMMODATION:** Thatched entrance porch with solid wood door into a lobby. Glazed leaded door into:

**LOUNGE:** Front aspect. Glazed leaded windows with secondary glazing. Inglenook fireplace with wood burner and wooden bressumer over. To the side of the fireplace is brick storage. Stairs to the first floor. Door to:

**STUDY:** Front aspect. Built in storage. Leaded glazed windows with secondary glazing.

**CLOAKROOM:** Front aspect. Close coupled WC and wash hand basin.

**SITTING ROOM:** Front and side aspect. Leaded glazed door to garden and leaded glazed windows with secondary double glazing. Loft access. Door to:

**INNER LOBBY:** Space for fridge.

**KITCHEN:** Dual aspect leaded glazed windows with secondary glazing. Door to the garden. Double oven Aga with 2 hotplates. Original bread oven and wooden mantle. Large cast iron fire back plate behind the Aga. Range of eye and base level cupboards and drawers with inset sink and drainer with work surfaces over. Space for a small dishwasher. Wooden door with stained glass window to the garden. Sliding door to:

**UTILITY AREA:** Space for washing machine and freezer.

**GARAGE:** Stairs up from the kitchen. With two up and over doors and personal door to Newbury Hill. Grant floor standing oil boiler, serviced annually.

**FAMILY ROOM:** Rear aspect. Storage cupboards and book shelves. Patio doors to:

**CONSERVATORY:** With power and light and window seats.

**BEDROOM 1:** Double doors to the garden. Wash hand basin in a vanity unit with cupboard below.

**CLOAKROOM:** Low level WC.

**BATHROOM:** Front aspect. Panelled bath and wash hand basin in a vanity unit. Range of built-in wardrobes.

**BEDROOM 2:** Front aspect. Wall beams. Airing cupboard and wash hand basin.

**BEDROOM 3:** Front aspect. Wall beams. Built-in book-shelves and small storage cupboard. Wash hand basin.

**BEDROOM 4:** Front aspect. Built-in book shelves.

**CLAOKROOM:** Front aspect. WC. Steps down to:

**BATHROOM:** Panelled bath, wash hand basin and shelved storage cupboard.

**GARDEN:** The very attractive, well stocked garden is accessed from Newbury Hill. A pathway leads to the door into the lounge. The cottage garden has numerous shrubs, trees, flowers and rose bushes and many seating areas. Outside of the conservatory are lavender and rose beds and a pond. A raised walkway leads to a another area of garden which is mainly laid to lawn with trees and shrubs. Past the summerhouse is an area of woodland with shrubs, trees and a large fish pond. Gated access to Newbury Hill. Garden shed and brick-built store screened by a beech hedge.

**DRIVEWAY:**  
Parking for 2 vehicles and a single garage.

**TENURE & SERVICES:**  
Freehold. Mains water, drainage, electricity are connected. Oil fired central heating to radiators.

