

Cedar Gables  
Penton Mewsey





CEDAR  
GABLES



## A delightful detached four double bedroom property with flexible accommodation, garage and fantastic garden in the picturesque village of Penton Mewsey

Cedar Gables, Chalkcroft Lane, Penton Mewsey, Andover SP11 0RQ

Guide Price:  
£725,000



- Flexible Accommodation
- Annex Potential
- Four Double Bedrooms
- Vey Light Property
- Popular Village

- Beautifully Maintained
- Generous Garden
- Plenty of Parking
- Large Garage
- Short Walk to Pub and Village Hall

### The Property

Nestled in the charming village of Penton Mewsey, this beautifully maintained detached house on Chalkcroft Lane offers a delightful blend of space and comfort. Spanning an impressive 2,129 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home presented in excellent decorative order inside and out.

The reception rooms and kitchen are all accessed from the large, light hallway, a common theme of this house which continues to the first floor by a feature staircase. To the rear of the property is the double aspect sitting room with an electric fire in the fireplace, off this room is an office or dining room. The kitchen, with access to the garden, has modern shaker style units with wooden worktops and a tiled floor. There is space for a cooker, dishwasher and fridge freezer and a peninsular offers additional worktop space or a spot for a couple to eat. To the other side of the hall is a dining room, utility and a shower room, which together has served as an annexe for multi-generational living.

Upstairs, there are four double bedrooms, a bathroom and a separate WC, all arranged off a large, light landing. The cupboard on the landing could easily be converted into an en-suite for the bedroom adjacent.

**Services** Mains electricity, water and drainage connected, oil central heating. Ofcom suggests broadband download speeds of up to 80 Mbps and that most major mobile networks will likely have connectivity in the area.

### Tenure

Freehold

### EPC Rating

D (59)

### Outgoings

Council Tax Band: F

### Size

2129sqft (total)





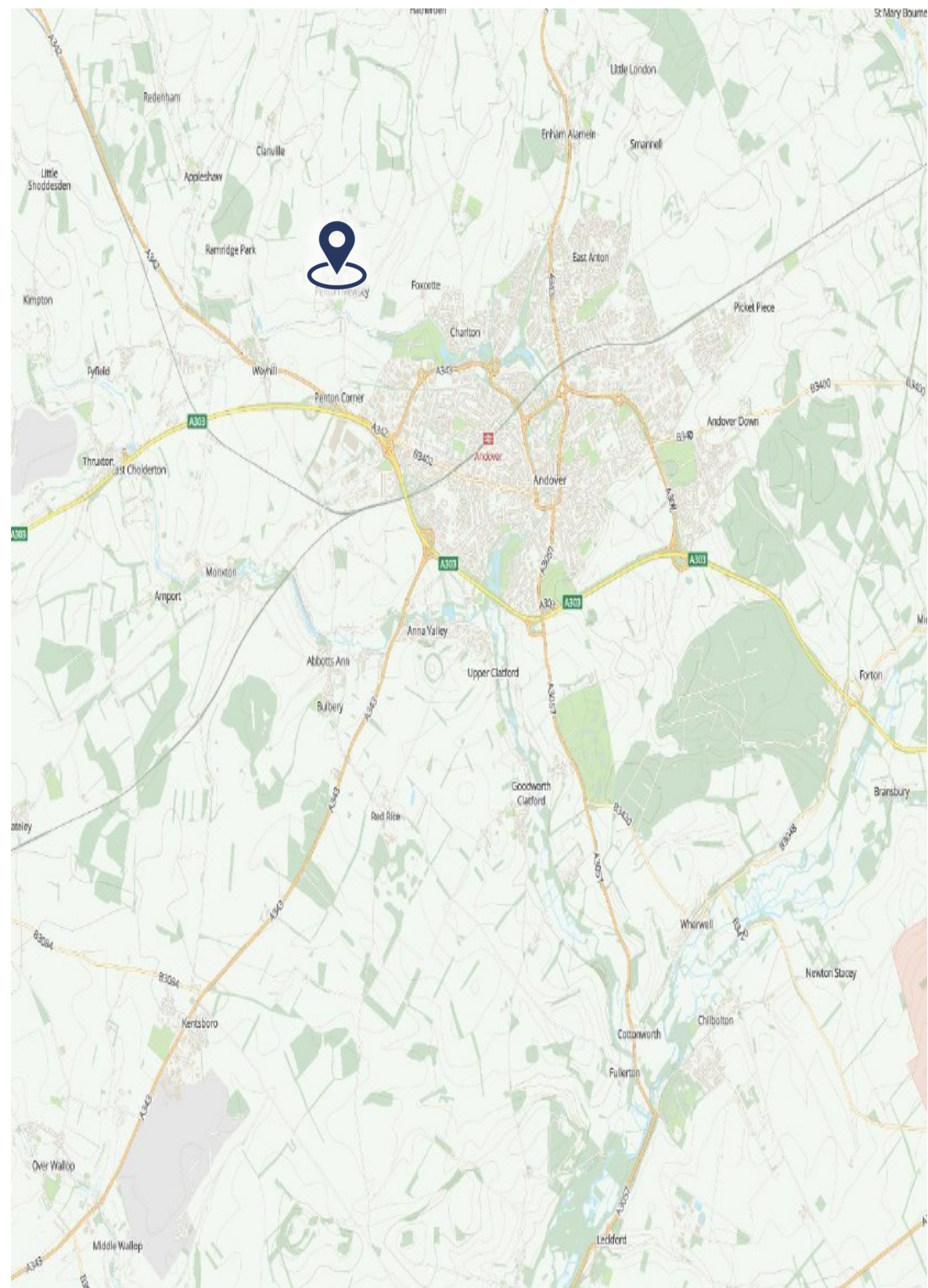
## Outside

The house is well set in a large plot, providing plenty of space for parking and turning off road at the front as well as some garden and a large garden to the rear. The westerly facing rear garden is predominantly lawn, perfect for children to play or for hosting summer barbecues, yet having plenty of space for a vegetable garden or further borders for the keen gardener. Flower beds edge the perimeter of the garden, with some raised beds and all well stocked with established planting. There are several patio areas to find or hide from the sun at different times of the day. To the side of the house, there is access from front to back gardens and a useful garden shed. Having a large plot gives the option of further garden buildings such as a home office, or additional guest space.

## Location

Cedar Gables is located in Penton Mewsey, which is an idyllic quintessential English village of just over 400 people. There is a Church, village hall and the White Hart pub, a traditional pub serving food. Nearby are the Anton Lakes local nature reserve where you can explore the local wildlife and enjoy walks. Penton Mewsey is only just over two miles from Andover where there are a good range of leisure and retail amenities and facilities. From Andover, there are excellent travel links with main line railway connection to London Waterloo in 70 minutes. The Cathedral cities of Winchester and Salisbury are within 20 miles from the property and offer a further range of facilities and educational establishments both private and state including the Boys & Girls Grammar Schools.





**Note:** The area shaded green is for sale.  
This is for identification purposes only.



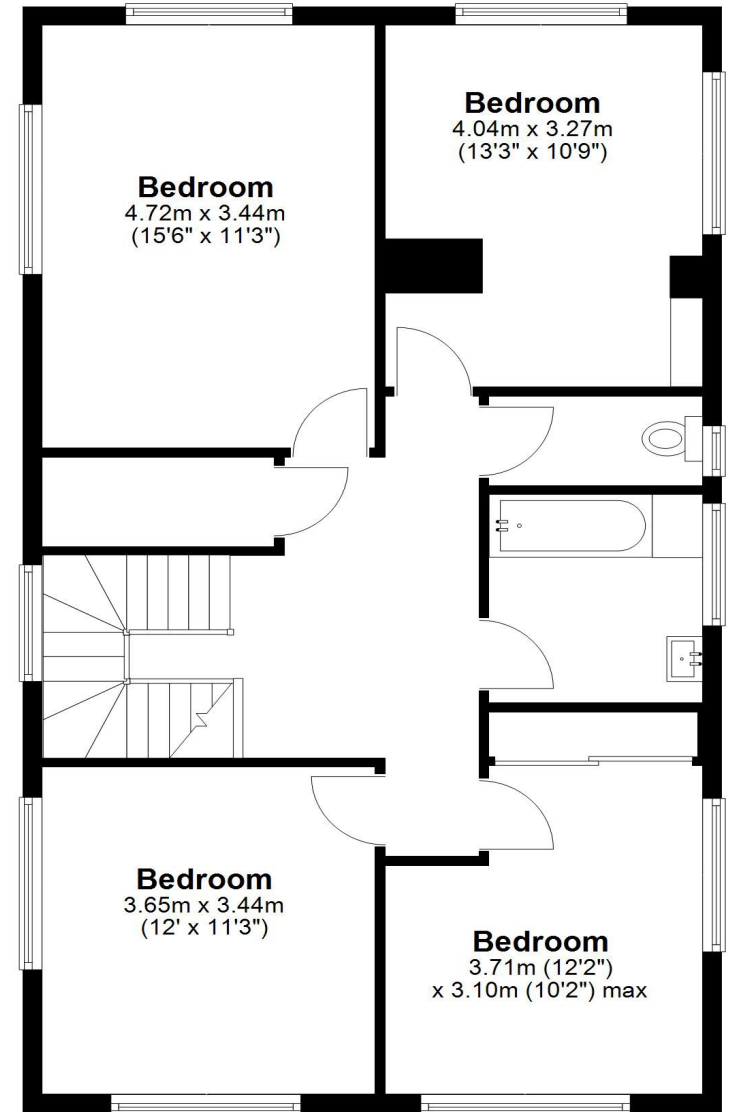
### Ground Floor

Approx. 117.3 sq. metres (1262.1 sq. feet)



### First Floor

Approx. 80.5 sq. metres (866.7 sq. feet)



Total area: approx. 197.8 sq. metres (2128.8 sq. feet)

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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

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