

New House
Wherwell



NEW HOUSE



An elegantly appointed family house, located in the heart of this ever-popular Test Valley village

New House, Fullerton Road,
Wherwell, Hampshire, SP11 7JS

Guide Price:
£1,250,000



- Spacious and light interior
- Triple aspect sitting room with fireplace
- Kitchen/Breakfast room with Aga
- Dining room with French doors
- Triple aspect main bedroom with ensuite
- Three further bedrooms
- Timber framed home office/studio with attached gym.
- Detached double garage with storage
- Large wraparound gardens
- EV Charger

The Property

Built in the 1980s, New House is a deceptively spacious house, with an elegant and light-filled interior. The main rooms on the ground floor lead off a wide hallway with stairs leading up to the first floor landing.

The family room faces over the rear garden and is currently being used as a very generous study. There is a boot room, WC and ample storage. The triple aspect sitting room is a fantastic entertaining space, with detailed plaster coving, a Jetmaster fireplace and ornate timber over-mantle. The dining room has French doors onto a south-facing terrace and lies next to the kitchen. With a further set of French doors leading to the garden, the kitchen has a central island, induction hob, a pair of electric ovens and a free-standing electric Aga. The cabinetry is all solid-timber, providing ample storage. The utility room leads off to one side, with plumbing for a washing machine and tumble dryer.

Upstairs, the triple aspect principal bedroom has ample built-in wardrobe storage, with an ensuite bathroom. The oriel window is a lovely feature. Bedroom 2 has an ensuite shower room whilst Bedrooms 3 and 4 share a family bathroom. There is a little reading “nook” on the landing, whilst a drop-down ladder provides access to the boarded loft.

Standing in the garden to the rear of the house, a timber-framed outbuilding provides a home office/studio with French doors opening on to the garden. There is a separate internal room, ideal for a gym or store area.

The brick-built double garage has extensive gravelled parking in front, with one automated up-and-over door (the other is fixed) and extensive loft storage above. A rear door leads to a small yard and composting area.

Services - Mains electricity, water & drainage. Oil fired central heating. Fibre Broadband.

Tenure

Freehold

EPC Rating

D

Outgoings

Council Tax Band: G

Size

2,438 sqft (total)

Stockbridge 4 Miles • Winchester 11 Miles • Andover 5 Miles





Outside

Approached off Fullerton Road into a generous parking area, the house sits back from the lane with lawned gardens to the side and rear, with established borders. There are two areas of stone-flagged terrace; one off the dining room and the other to the rear from the kitchen. Carefully maintained pleached hornbeam and holm oak hedging provides additional privacy whilst a rather splendid Maple tree provides a lovely focal point in the garden.

Location

New House is located in the heart of Wherwell, a village renowned for its many period properties, set within a Conservation Area. Whilst New House does not adjoin it, the renowned River Test flows through the village, offering one of the best settings in the Test Valley.

The village itself benefits from a public house (The White Lion) which is currently being renovated, a popular primary school, village hall and Church.

There is a post office/store in the nearby village of Chilbolton and more comprehensive amenities can be found in Andover (about 4 miles away), and further afield within the Cathedral city of Winchester (11 miles). The pretty town of Stockbridge is situated along the River Test with its numerous coffee shops, pubs/restaurants, doctors' surgery and independent shops, is about 4.4 miles away.

Communication links are excellent; the A303 provides access to the M3 east to London and the A34 North/South and provides the main arterial link to the West Country. Andover and Winchester have main-line direct rail services to London Waterloo (reached in 70 minutes).

The choice of schools in the area is excellent for both state and private schooling. As well as the village primary school, there is a further primary school in Stockbridge with Danebury secondary school. Private schools include Farleigh School (4.5 miles), St. Swithun's, Winchester College and The Pilgrims School in Winchester.

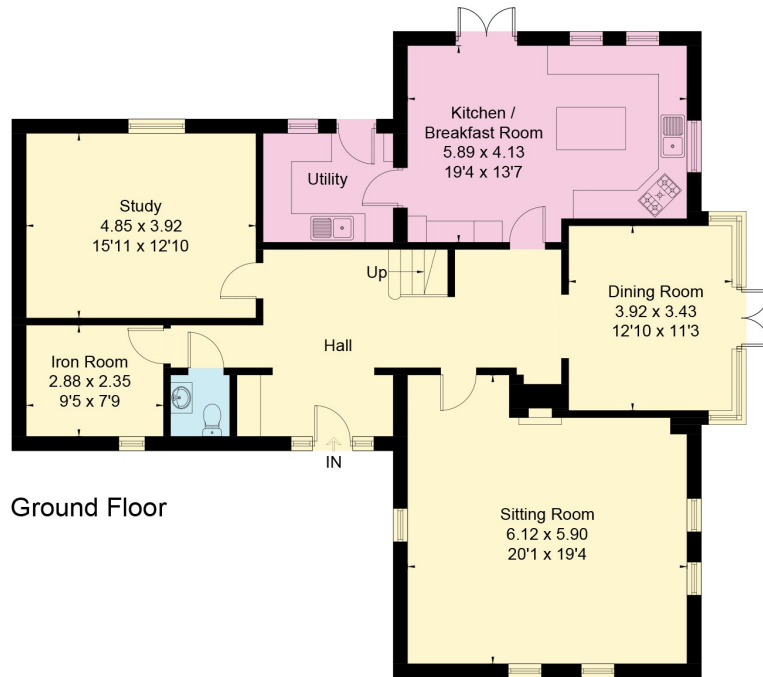
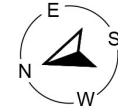
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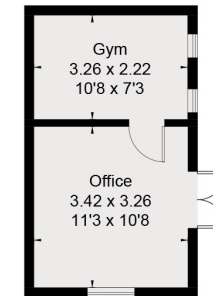
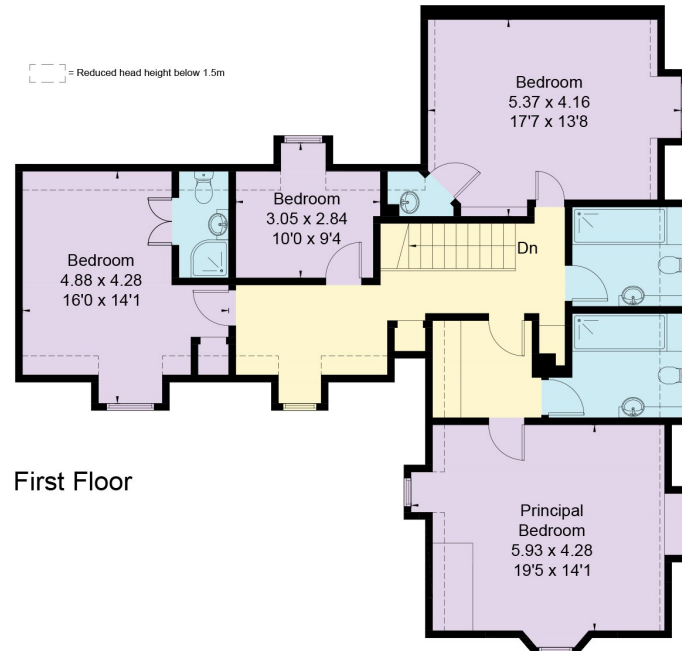




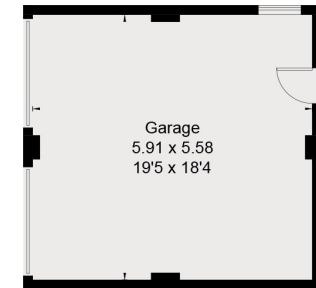
Approximate Floor Area = 226 sq m / 2438 sq ft
 Gym / Office = 19 sq m / 205 sq ft
 Garage = 33 sq m / 355 sq ft
 Total = 278.0 sq m / 2998 sq ft



= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



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