



HARESTOCK COTTAGE, SOUTHAMPTON ROAD

WHITEPARISH, SALISBURY, WILTSHIRE

EVANS & PARTRIDGE















HARESTOCK COTTAGE, SOUTHAMPTON ROAD, WHITEPARISH, SALISBURY, WILTSHIRE, SP5 2QJ

A LARGE INDIVIDUAL, DETACHED, EXTENDED FAMILY HOUSE SET IN MATURE PRIVATE GARDENS AND GROUNDS IN ABOUT 0.86 ACRES, ENJOYING ATTRACTIVE VIEWS OVER ROLLING COUNTRYSIDE. SITUATED JUST OFF THE A36 BETWEEN ROMSEY AND SALISBURY

**FOUR RECEPTION ROOMS AND LARGE KITCHEN/BREAKFAST ROOM
SIX BEDROOMS WITH TWO BATHS/SHOWER ROOMS
EXTENSIVE PARKING
LARGE PRIVATE GARDENS AND GROUNDS OF ABOUT 0.86 ACRES
BEAUTIFUL RURAL VIEWS FROM THE REAR BOUNDARY
EXTENSIVE NEARBY WALKS INTO THE NEW FOREST
EASY ACCESS TO SALISBURY, ROMSEY, SOUTHAMPTON AND THE M27**

OFFERS INVITED AROUND: £695,000 Freehold

DESCRIPTION

A large individual, detached house with generous versatile accommodation including reception hall, living room, dining room, garden room and study. There is a good size kitchen/breakfast room with part vaulted ceiling, utility and ground floor cloakroom. On the first floor there are six bedrooms with a family bathroom and shower room. The property is situated at the end of a short access road and there is extensive off-road parking. To the far side of the property there is a small array of outbuildings and covered log stores. A salient feature is the large mature garden which enjoys absolute privacy as well as an interesting variety of specimen trees. From the rear boundary there is a most attractive view of adjoining countryside. There is scope for further extension or potential reconfiguration to suit new owners, subject to any required consent.

LOCATION

The property is situated to the south west of the village of Whiteparish just off the A36, at the end of an access road. Woods across the road merge with those of Langley Wood National Nature Reserve, which forms part of the New Forest National Park. Marked footpaths close to the property lead into these woods and to the village of Whiteparish which offers a Post Office/store, two public houses, primary school, church, village hall, and doctor's surgery. The A36 provides quick access to Salisbury, Romsey and the M27 to Southampton, the Coast and beyond.

ACCOMMODATION

Porch	Spacious on exposed oak support. Paved flooring. LED down lighter. Oak door with full height casement windows to either side and high leaded glazed panel into:
Reception Hall	Velux sky light. Oak flooring. Window to front aspect. Coat hooks. LED down lighters. Staircase rising to the first floor. Small pane glazed pine framed doors to kitchen/breakfast room and dining room.
Dining Room	(Generously proportioned and ideal for entertaining) Two windows to the front aspect. Attractive brick open fireplace with quarry tiled hearth. Pine display sill above. Recesses to either side of chimney breast, one with built-in oak dresser. The other small pane glazed door to living room. Pendant ceiling light point. Engineered oak flooring. Extensive book/display shelving to one wall. Pine door to utility.

Living Room	(Generously proportioned dual aspect reception room) Centering on an attractive wide open brick fireplace housing Stovax log burning stove on wide slate hearth. Recesses to either side of chimney breast. Wall and ceiling light points. Window to front aspect. Glazed sliding patio door onto rear terrace with views down the main garden. Further window to rear aspect. Wide exposed support to rear of room.
Kitchen / Breakfast Room	(A substantial room) Part vaulted ceiling and high Velux lights to front and rear aspect. Further windows to side and rear aspect. The rear enjoys far-reaching views towards rolling countryside. Stainless steel twin bowl sink unit with drainer and mixer tap. An extensive range of shaker style high and low level cupboards and drawers incorporating glazed china display cabinet, plate rack and open fronted storage. Deep pan drawers and double fronted larder with pantry storage beneath. Integrated fridge and freezer. Integrated dishwasher. Recycling area. Rangemaster Professional Deluxe comprising two large ovens, separate grill and warming area. Five ring gas hob with griddle to side. Slate splash back, stainless steel hood above. Oak block work surfaces with similar upstand and T & G panelling behind. Porcelain slate effect flooring. Open fronted book shelving and high display sill. Space for large/family entertaining table. Double doors to understairs storage cupboard. Small pane obscure glazed door into utility. Step up into inner hall.
Inner Hall	Oak flooring. Ceiling light point. Opening at one end into garden room. Pine panelled doors to cloakroom and study.
Garden Room	(Triple aspect) Enjoying fine views of the garden and surrounding countryside. Glazed door to patio. Large windows to rear and side aspect. Two ceiling light points. Oak flooring. Built-in book shelving to one wall.
Study	Window to side aspect overlooking driveway. Long display/book shelves. Ceiling light point.
Utility Room	A range of high and low oak fronted cupboards and drawers with leaded glazed display cabinets and open fronted storage. Roll top work surfaces. Stainless steel sink with mixer tap and drainer. Picture window to rear aspect. Fluorescent strip light. Space for tall fridge/freezer. Folding pine door into:
Laundry / Electric Cupboard	Space and plumbing for washing machine, room to stack dryer. Worcester gas-fired boiler. Window to rear aspect. Meter and fuse box. Cloakroom.
Cloakroom	White suite comprising pedestal wash hand basin. Low level WC. Obscure glazed windows. Coat hook. Ceiling light point. Shoe cupboard.
<u>FIRST FLOOR</u>	
Long Central Landing	Bookshelves. Ceiling light points. Loft hatch. Deep cupboard housing pressurised hot water cylinder with slatted shelving to one side. Doors to:
Bedroom One	(Large double bedroom) Two windows to the front aspect. Pendant light point. Air conditioning. Display sill.
Bedroom Two	(Double bedroom) Two windows to the rear aspect enjoying views over the main garden and beyond towards countryside. Display sill. Ceiling light point. Deep alcove with space for desk.
Bedroom Four	(Dual aspect double bedroom) Window to rear aspect. Obscure glazed window to side aspect. Deep alcove with built-in wardrobe. Two pendant light points.

Bedroom Three	(Double bedroom) Window to front aspect. Pendant light point. Display shelf. Opening into walk-in wardrobe with built-in shelving, hanging and deep box shelving. Space for chest of drawers. Light.
Bedroom Five	Picture window to side aspect. Walk-in wardrobe. Ceiling light point.
Bedroom Six	Window to the rear aspect overlooking the main garden. Pendant light point.
Bathroom	White suite comprising pedestal wash hand basin. Low level WC. Bath with tiled surround and electric shower to one end. Mirror with lights above. Obscure glazed window. Ceiling light point.
Shower Room	White suite comprising pedestal wash hand basin. Low level WC. Corner shower with mixer shower. Floor to ceiling tiling. Vinyl flooring. Two obscure glazed windows to rear aspect. Mirror fronted medical cabinet. Further mirror. Chrome towel radiator. Ceiling light point. Extractor fan.
OUTSIDE	Access off A36 onto a narrow tarmac road leading to the property. This comprises a spacious shingle driveway extending to the side of the house and providing extensive parking. Timber edged paths surround the property.
Front Garden	Small areas of lawn with rose and shrub borders. Lean-to greenhouse. Front boundary is enclosed by brick and flint walling and tall close boarded fencing.
Outbuildings	To the far side of the property there is an array of basic outbuildings and log stores including a large garden shed with light and power points.
Main Garden	This is a particular feature of this individual family home, enjoying a high degree of privacy and open views of adjoining countryside. Shingle and paved terrace part enclosed by low brick screening walls ideal for barbeques and entertaining. Central steps down onto substantial sweeping lawns interspersed with an abundant interesting variety of specimen trees, including cedar, an array of pine and fir trees, walnut, eucalyptus, flowering cherry, magnolia, yew, oak, willow and fruit trees.
Services	Mains gas, water and electricity. Private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP5 2QJ
Council Tax Band	F - Wiltshire

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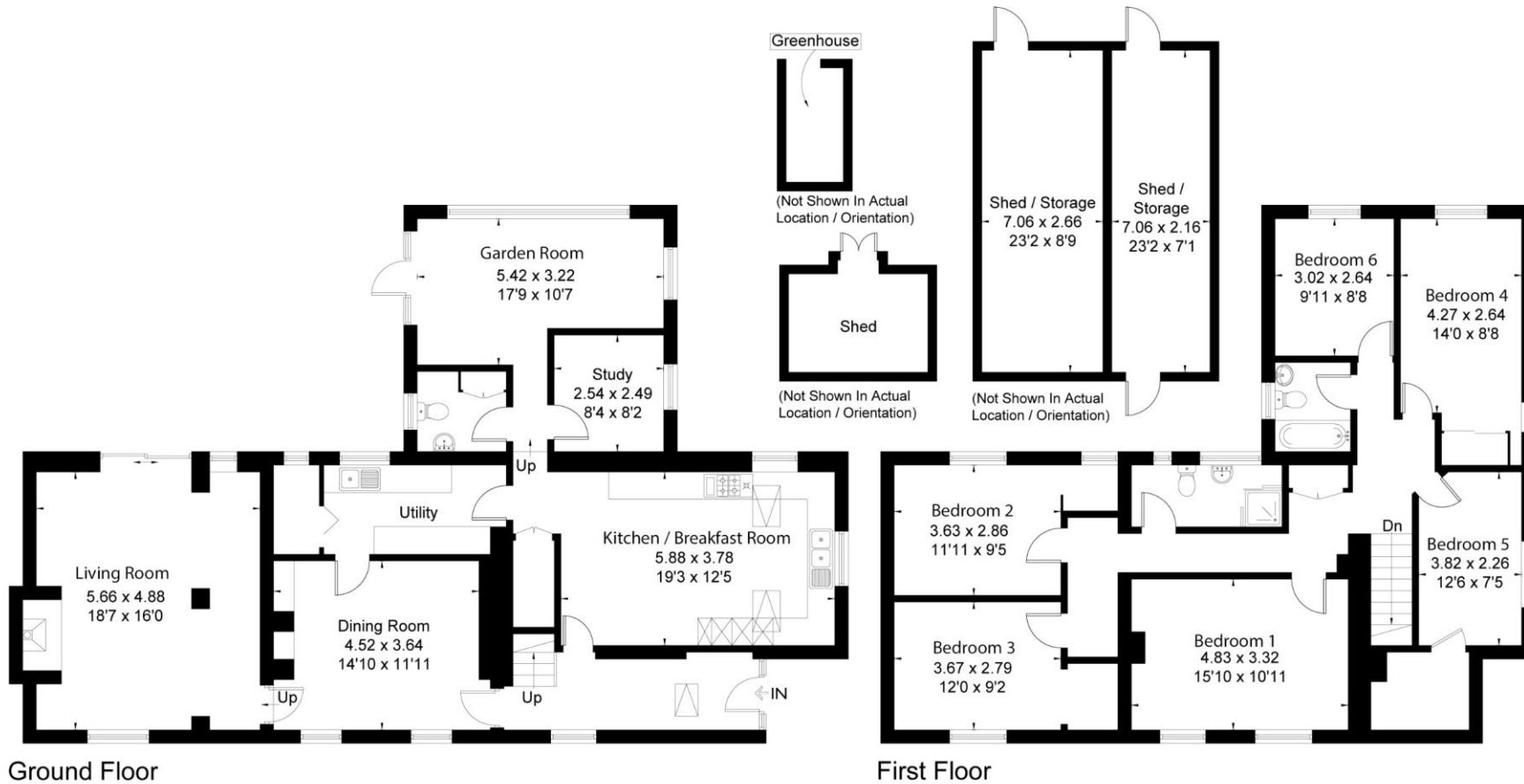
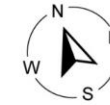
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Approximate Floor Area = 234.4 sq m / 2523 sq ft
 Outbuilding = 35.2 sq m / 379 sq ft
 Total = 269.6 sq m / 2902 sq ft
 (Excluding Shed / Greenhouse)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #75407

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(91-100)	A		
(81-90)	B		
(69-80)	C		69
(54-68)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	