



HARROWAY HOUSE

PENTON MEWSEY, ANDOVER, HAMPSHIRE

EVANS & PARTRIDGE











HARROWAY HOUSE, PENTON MEWSEY, ANDOVER, HAMPSHIRE, SP11 0RA

A SUBSTANTIAL DETACHED PERIOD HOUSE AND BARN/POTENTIAL ANCILLARY ACCOMMODATION, ALL IN NEED OF RENOVATION BUT OFFERING GREAT SCOPE AND POTENTIAL WITH A SOUTHERLY FACING GARDEN.

**ENCLOSED PORCH, RECEPTION HALL, DRAWING ROOM, SITTING ROOM, DINING ROOM
KITCHEN / BREAKFAST ROOM, INNER HALL, UTILITY ROOM, WORK ROOM, STORES
PRINCIPAL BEDROOM WITH EN SUITE BATHROOM, FOUR FURTHER BEDROOMS, FAMILY BATHROOM
DETACHED BARN, COURTYARD WITH COVERED STORAGE
PLENTY OF PARKING, MATURE GARDEN**

GUIDE PRICE: £695,000 Freehold

DESCRIPTION

A large detached Victorian house in need of renovation and modernisation. A cob section to the northern end is likely to require demolition or rebuilding. There is also a detached barn offering scope for ancillary accommodation subject to planning consent. This is an exciting opportunity to restore a fine old house and create a well-proportioned family home situated on the edge of this popular village with a southerly facing garden.

LOCATION

The property is situated on the edge of the highly sought after village of Penton Mewsey which has a church, public house, bus services, cricket and tennis clubs, stables, and a village hall. In the nearby villages, Hatherden and Appleshaw have primary schools and Weyhill has a range of facilities, including a restaurant and shop, a beautiful church, a garage, the Pink Olive restaurant and two public houses. In the restored Fair Ground there is a craft centre and the excellent Hillier Garden Centre complex 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 is just over the hour). Access to the A303 is about a mile away, providing excellent routes to London on the one hand and the West Country on the other. The cathedral cities of Winchester and Salisbury are around 20 miles away, Newbury is 17 miles to the north and Basingstoke 25 miles away to the east. The New Forest and South Coast can be reached in about an hour.

ACCOMMODATION

Enclosed Porch	Large hardwood door to front. Coir mat and quarry tiled flooring. Pendant light point. High windows to either side with built-in double cupboards beneath. Moulded architrave. Oak double doors into:
Reception Hall	(Split level) Staircase with balustrade rising to first floor. Low understairs storage cupboard. Pendant light point. Wide opening into drawing room. Further panelled doors to sitting room, dining room and kitchen/breakfast room.
Drawing Room	Large tall sash window to front and side aspect. Open brick fireplace with quarry tiled hearth and timber mantelpiece. Pendant light point. Picture rail. Door and step down to inner hall.

Sitting Room	Two large deep sash windows to front and side aspect, one with a view over the main garden to farmland beyond. Open brick fireplace, quarry tiled hearth, white washed mantelpiece. Recesses to either side of chimney breast with comprehensive built-in book shelves. Coving. Pendant light point.
Dining Room	A large formal reception room featuring recently replaced wide glazed bay with views onto the main garden. Central double doors to terrace. Sash windows to either side. Exposed floorboards. High ceiling with coving. Picture rail. Deep skirting boards. Open brick fireplace with raised quarry tiled hearth. White washed mantelpiece.
Kitchen / Breakfast Room	Open fireplace, quarry tiled hearth, mantelpiece. Deep recesses to either side of chimney breast, one with cupboard. Large sash window to rear aspect. Herringbone brick flooring. Hardwood worktops with a range of cupboards and drawers beneath. Range cooker. Space for fridge freezer. High ceiling. Pendant light point. Door and steps down into:
Inner Hall	Attractive quarry tiled flooring. Turning staircase two with balustrade rises to first floor. Door with window to side into front garden. Further doors to utility and the cob cottage ground floor. Meter and fuse boxes.
Utility Room	Sash window to rear aspect. Belfast sink to outside. Further door to store room. Pendant light point.
Work Room	(Formerly a kitchen) Four oven AGA (not working). Stainless steel sink unit with work surface to either side. Space for appliances. Window to front aspect. Cupboards. Door to rear lobby. Further door to:
Store	Part quarry tiled flooring. Window to front aspect.
Rear Lobby	Rear lobby has a further large store room and gardener's WC.
<u>FIRST FLOOR</u>	
Main Landing	Balustrade overlooking stairwell. Sash window to front aspect. Pendant light points. Steps down to top of staircase two and family bathroom. Doors to:
Principal Bedroom	A lovely room featuring a recently replaced wide sash bay window overlooking the main garden with views beyond toward countryside. Exposed pine floorboards. Cast iron fireplace with quarry tiled hearth. Door into:
Large En Suite Bathroom	Cast iron bath. Pedestal wash hand basin. Bidet. Sash window to rear aspect. Built-in cupboards.
Bedroom Two	Sash windows to front and side aspect. Cast iron fireplace. Wash hand basin. Pendant light point. Built-in wardrobe.
Bedroom Three	(Double bedroom) Sash windows to front and side aspects. Cast iron fireplace. Wash hand basin. Pendant light point. Built-in wardrobe.
Bedroom Four	(Double bedroom) Sash window to rear aspect. Wash hand basin. Shelves and built-in wardrobe.
WC	Low level WC.

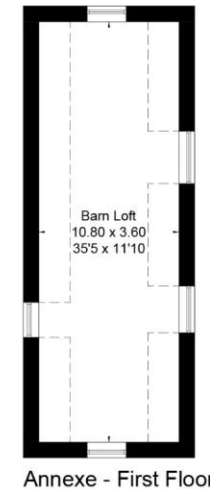
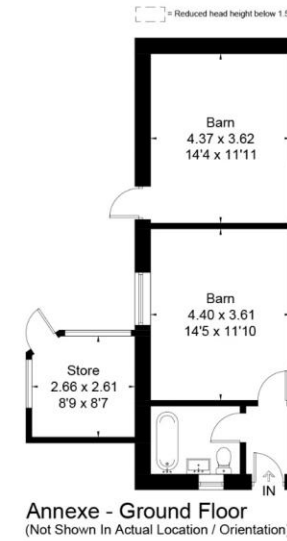
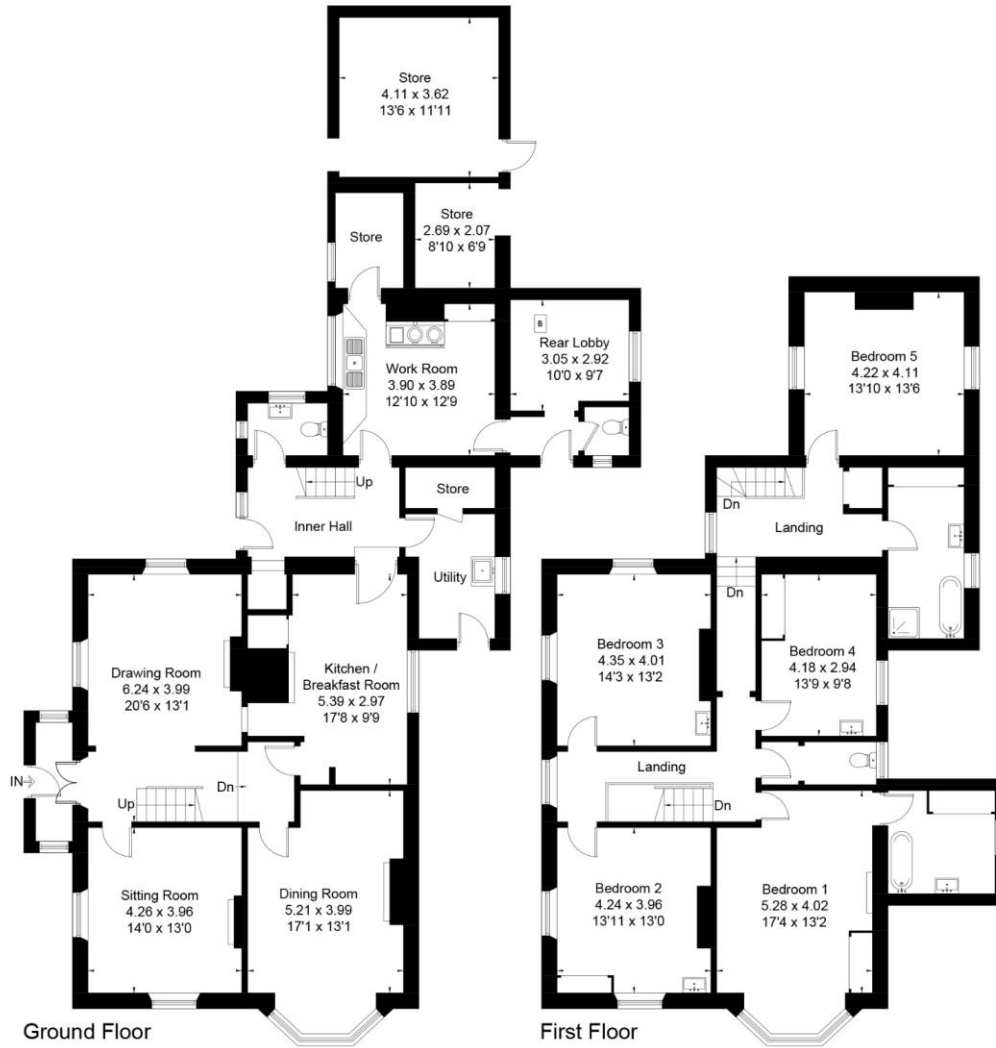
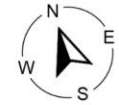
Bedroom Five	(Dual aspect double bedroom) Pendant light point.
Lower Landing	(At top of staircase two) Sash window to front aspect. Door to linen cupboard. Pendant light point. Doors to:
Family Bathroom	Cast iron bath. Corner shower. Wash hand basin. Linen cupboard. Windows to front and rear aspect. Ceiling light points.
OUTSIDE	Wide splayed entrance off road. Five bar gate onto driveway providing plenty of parking. Surrounding level gardens laid mainly to lawn with wild flower and grass areas. Mature trees and hedging plants along the roadside.
Barn	(Detached) Constructed of brick and cob elevations - refer to floorplan. Between the barn and house there is a courtyard area with covered storage. Brick wall screening the road.
Services	Mains water and electricity. Private drainage. NOTE: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP11 0RA
Council Tax Band	G

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Approximate Floor Area = 316.0 sq m / 3402 sq ft
 Annexe = 86.0 sq m / 920 sq ft
 Total = 402.0 sq m / 4322 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		70
	D		
	E		
	F		
Not energy efficient - higher running costs	G	11	

England, Scotland & Wales EU Directive 2002/91/EC