



JASMINE COTTAGE, FYFIELD

ANDOVER, HAMPSHIRE

EVANS & PARTRIDGE















JASMINE COTTAGE, FYFIELD, ANDOVER, HAMPSHIRE, SP11 8EL

**A CHARMING SEMI THREE BEDROOM DETACHED COTTAGE WITH BEAUTIFULLY PRESENTED ACCOMMODATION
FEATURING AN NEW OPEN PLAN KITCHEN/GARDEN/DINING ROOM AND A GOOD SIZE SOUTH FACING REAR GARDEN WITH
STUNNING VIEWS OVER ADJOINING WATER MEADOWS.**

**ATTRACTIVE VILLAGE SETTING
BEAUTIFUL SOUTH FACING GARDEN AND OPEN COUNTRY VIEWS
SITTING ROOM WITH LOG BURNER
OPEN PLAN KITCHEN / GARDEN / DINING ROOM
THREE BEDROOMS - MODERN BATHROOM
OUTBUILDING WITH UTILITY, WC AND STORES**

OFFERS INVITED AROUND: £495,000 Freehold

DESCRIPTION

A semi-detached period cottage believed to date back to the early 1700s constructed with brick elevations beneath a tiled roof. The accommodation comprises porch, sitting room with fireplace and log burning stove and open plan recently replaced kitchen leading into a dining/garden room that has just been re-built with central lantern roof light and folding doors to the rear garden also providing beautiful views. The first floor is larger than the ground floor as there is a flying freehold with three bedrooms (two generous doubles) and a newly replaced well-appointed family bathroom with travertine tiling. Outside there is a useful outbuilding and an excellent southerly facing rear garden with superb views. There is permission to drop the kerb and create an off-road parking space.

LOCATION

The property is located in the village of Fyfield surrounded by countryside and water meadows with excellent walking and an attractive church. The Hillier Garden Centre complex in Weyhill is only a short distance away, together with a good range of facilities including a farm shop, Pink Olive restaurant, garage and church as well as a craft centre within the restored Fair Ground. Andover (4.5 miles) 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 and the West Country. The cathedral cities of Winchester and Salisbury are around 20 miles, Newbury is 17 miles to the north and Basingstoke 25 miles to the east. The New Forest and South Coast can be reached in about an hour.

ACCOMMODATION

Jasmine arch with staddle stone plinths to either side and slate paved path leading to:

Entrance Porch

Plaque depicting 'KTA 1731'. Panelled obscure glazed door into:

Sitting Room	(Charming cosy reception room) Open brick fireplace housing cast iron log burning stove on polished stone hearth with display shelf above. Recess to side of chimney breast. Pendant light point. Small pane window to front aspect. Latch door concealing turning staircase rising to first floor. Opening into:
<u>Open Plan Kitchen</u>	
Kitchen	(Recently re-fitted) Ceramic Belfast sink unit with mixer tap. Solid oak block work surfaces with similar upstand. Range of high and low level cupboards and drawers, including deep pan drawers. Space for upright fridge/freezer. Eye level double oven/grill. Four ring ceramic hob with stainless steel cooker hood above. Integrated dishwasher. Ceiling spot lights. Limestone flooring. Open doorway into rear lobby/Pantry. Wide opening into:
Garden/Dining Room	(Recently rebuilt) Solid walls, aluminium folding doors open onto the rear garden, two new UPVC windows to side aspect. Central aluminium frame lantern with surrounding LED down-lights. Limestone flooring throughout. Stunning views and open aspect to the rear over water meadow and countryside. Wall light points.
Rear Lobby/ Pantry	Oak block work-tops with floating oak shelves above, curtains screen storage under. Double doors into cupboard housing wall hung Ideal LPG combi-boiler, installed Sept. 2022. Meter and fuse box. There is potential to create a cloakroom if required.
<u>First Floor</u>	
Landing	Balustrade overlooking stairwell. Window to rear aspect with views towards water meadow. Pendant light point. Loft hatch. Panel doors to bedrooms and bathroom.
Bedroom 1	(Large double bedroom) Victorian cast iron fireplace (not in use) with timber display sill above. Small pane window to front aspect. Pendant light point. Latch door to built-in wardrobe cupboard.
Bedroom 2	(Large double bedroom) Small pane window to front aspect. Chimney breast with recess to either side. Pendant light point.
Bedroom 3	(Large single bedroom) Window to rear aspect with views towards water meadow. Alcove to side of chimney breast. Pendant light point.
Bathroom	(Recently installed and well-appointed) White suite comprising pedestal wash hand basin with polished travertine tiled splash back. Panelled bath with mixer tap and wall mounted shower with attachments, travertine tiled splash back, two bottle recesses and glass screen. Low level WC with oak seat. Traditional style radiator with heated towel rail above. Four wall light points. Window to rear aspect with stunning views towards countryside. Travertine tile floor and skirting.
Outside	On road parking available immediately to the front of the cottage. The front garden which is enclosed by post and rail fencing is laid to lawn with shrub borders extending to either side of the entrance porch. Shingle edge path and brick wall along the boundary leads round the side of the cottage to the rear lobby and main garden.
Outbuilding	Located just behind the cottage and constructed of cream washed brick elevations beneath a slate roof, divided into:

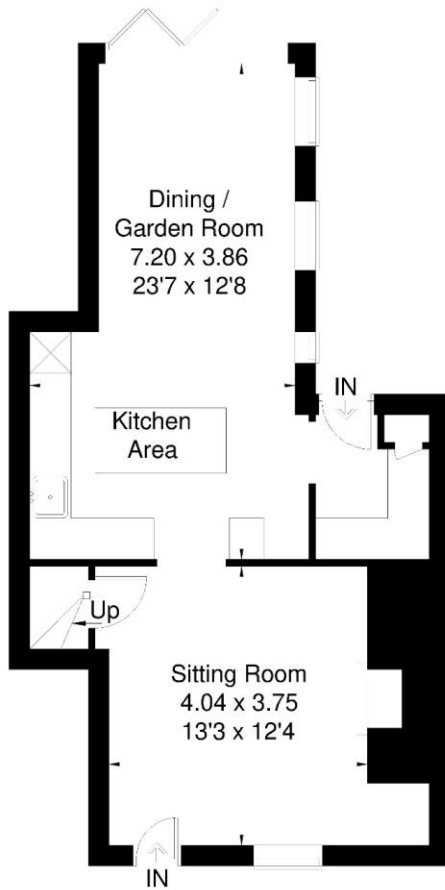
Utility and Gardener's WC	roll top work surface with cupboard beneath and stainless steel sink unit and drainer. Recess and plumbing for washing machine and space for dryer. Low level WC. Window to front aspect. Fluorescent light. Oak shelf. Fuse box.
Work Shop	Vaulted ceiling. Exposed brick walls.
Garden Store	Door to gable end. High vaulted ceiling.
Rear Garden	Stone edged rose border to side of garden room/conservatory. Path leads to a good size gently sloping lawn with well stocked surrounding borders with shrubs and small specimen trees.
Lower Garden	Stone edged rose border to side of garden room/conservatory. Path leads to a good size gently sloping lawn with well stocked surrounding borders with shrubs and small specimen trees.
Services	Mains water, electricity and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP11 8EL
Council Tax Band	D
Agents Note	The property has the benefit of permission to drop the kerb to create off-road parking. There is a flying freehold with next door.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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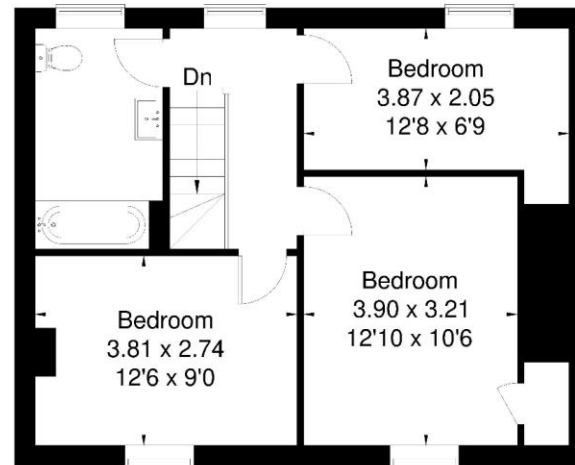
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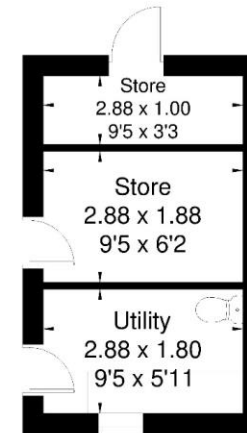
Approximate Floor Area = 95.9 sq m / 1032 sq ft
 Outbuilding = 14.1 sq m / 152 sq ft
 Total = 110.0 sq m / 1184 sq ft



Ground Floor



First Floor



Outbuilding
 (Not Shown In Actual Location / Orientation)



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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(91-100)	A		93
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		35
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	