



COPPERS COTTAGE, KIMPTON
ANDOVER, HAMPSHIRE

EVANS & PARTRIDGE















COPPERS COTTAGE, KIMPTON, ANDOVER, HAMPSHIRE, SP11 8NU

A CHARMING DETACHED PERIOD HOUSE WITH CHARACTERFUL, SPACIOUS ACCOMMODATION AND A BEAUTIFUL WESTERLY FACING GARDEN QUIETLY SITUATED AT THE EDGE OF THIS ATTRACTIVE VILLAGE.

**BEAUTIFUL GARDEN AND GROUND AMOUNTING TO 0.28 ACRES
LANDSCAPED PRIVATE GARDEN FEATURING BOUNDARY WALL
EDGE OF VILLAGE
ATTRACTIVE VIEWS**

OFFERS INVITED AROUND: £895,000 Freehold

DESCRIPTION

An individual detached family house that has been extended over the years, formerly the village police house. The characterful property includes porch, entrance hall with cloakroom, central reception hall and large dual aspect drawing room opening on to the main garden. There is a formal dining room located at the front of the house and a separate cosy sitting room with archway to the kitchen/breakfast room as well as a separate long utility/boot room. The first floor features an excellent principal bedroom suite with dressing room and en-suite bathroom. There are three further double bedrooms one with en-suite and a family bathroom. Outside to the front of the property there is off-road parking and detached double garage and workshop. The large rear garden has a westerly aspect, enjoys privacy and has been beautifully landscaped.

LOCATION

The property is situated in the village of Kimpton which has a public house and church. Further facilities are available in the neighbouring village of Weyhill which has a garage/store, public house and village hall. Also, the popular Hillier Garden Centre which has a cafe, food and lifestyle store. Andover, approximately 6 miles to the east provides a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station with fast services to Waterloo. There is also a mainline railway station in the nearby village of Grateley (Waterloo in about 1 ¼ hours). The A303 is close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

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| Entrance | Paved steps and outside lantern style light lead to panelled front door into: |
| Porch | Fully enclosed. Lamp ring socket to one wall. Internal part glazed door to entrance hall. High window to side aspect. Staircase rising to the first floor. Pendant light point. Low-level shelved double cupboard. Door to cloakroom. Open arch to central reception hall. |
| Cloakroom | White suite. Corner wash hand basin with splashback. Corner WC with concealed cistern. Window to rear aspect. Ceiling light. Meter and fuse box. Extractor fan. Limestone effect flooring. |

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|--------------------------------|---|
| Central Reception Hall | Coving. Pendant light point. Window to side aspect. Panelled doors to deep understairs storage cupboard, dining room, kitchen/breakfast room with adjoining sitting room and utility/boot room. Small pane glazed double doors open into: |
| Drawing Room | An elegant dual aspect reception room. Open Jetmaster fireplace with inset polished granite surround and raised hearth. Decorative mantelpiece. Recesses to either side of chimney breast. Glazed French doors with high-level windows on either side opening on to the rear terrace and main garden. Further picture window to side aspect. Coving. Lamp ring with central switch. |
| Dining Room | Picture window to front aspect with view toward farmland. Coving, Wall light points. Recessed arch with display shelving. |
| Sitting Room | Dual aspect, cosy reception room. Attractive cast iron Victorian fireplace with granite hearth and pitch pine mantelpiece. Recesses to either side of chimney breast. One with wide arch leading through to kitchen/breakfast room. Glazed French doors opening onto a side terrace and the main garden. Further window to front aspect with view toward farmland. Coving. Lamp ring with central switch. |
| Kitchen/Breakfast Room | Stainless steel 1½ bowl sink unit with mixer tap. Granite effect work surfaces. A range of high and low level white-washed shaker style cupboards and drawers incorporating some deep pan drawers. Integrated oven with grill. Four ring Hotpoint ceramic hob with glass splashback, an extractor fan and light above. Integrated dishwasher. Space and power point for microwave. Integrated fridge. Picture window to side aspect overlooking part of the main garden. Coving. Ceiling and wall light points. Oak effect flooring. Space for breakfast table. |
| Utility/Boot Room | Long with dual aspect. Stainless steel 1½ bowl sink unit with mixer tap and drainer, set into a long roll-top work surface with cupboards beneath. Recess and plumbing for washing machine. Three further recesses for appliances. A range of full height cupboards. Open fronted shoe storage. Oak effect flooring. Grant oil fired boiler. Sheila Maid. Picture window to side aspect. Half-glazed door to rear patio and garden. |
| <u>First Floor</u> | |
| Principal Bedroom Suite | Substantial dual aspect bed and sitting room with picture windows to the rear and side aspects overlooking the attractively landscaped gardens. Central space for bedhead with built-in wardrobe cupboards to either side. Wall light point. Doors to en-suite bathroom and dressing room: |
| Central Landing | Pendant light point. Internal window over stairwell to bedroom suite two. Panelled doors to principal bedroom suite: |
| Dressing Room | Wardrobe cupboards to the length of one wall. Window to the side aspect with attractive views across paddocks and countryside. Pendant light point. Loft hatch. |
| En-Suite Bathroom | White suite comprising bath with mixer taps and hand held shower attachment to one end. Wash hand basin set into rolled top sill with large mirror above, spotlights over; double cupboard beneath. Low-level WC with concealed cistern. Tongue and groove low-level panelling to all walls. Limestone effect flooring. Window to side aspect with attractive views over farmland. |
| Bedroom Suite 2 | Double bedroom. Picture window to front aspect. Pendant light point. Panelled door into: |

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|--------------------------|---|
| En-Suite Bathroom | White suite. Panelled bath with mixer taps/hand held shower attachment to one end. Wash hand basin in washstand with cupboards beneath. Low-level WC with concealed cistern. Window to side aspect with open country views. Strip light/shaver socket. Internal window overlooking the stairwell. |
| Bedroom 3 | Double window. Picture window to side aspect. Pendant light point. Built-in double wardrobe cupboard to side of chimney breast. |
| Bedroom 4 | Double bedroom currently used as a twin room. Window to side aspect. Pendant light point. Built-in wardrobes. |
| Family Bathroom | (Part divided by archway). White suite. Deep alcove with bath, mixer tap/hand held shower attachment to one end. Wash hand basin with shelf, mirror and lights above; double cupboard beneath. Low-level WC with concealed cistern. Large curved glass fronted shower enclosure with mixer shower. Low level tongue and groove panelling to all walls. Window to far aspect with far-reaching views. Loft hatch. Double doors conceal deep cupboard housing lagged copper cylinder with fitted immersion. Slatted shelving above and double cupboard over. |
| Outside | Access off Kimpton Lane onto gravel driveway providing parking and access to the double garage. Enclosed to the front and side by steel estate rail fencing. Colourful, well-stocked herbaceous border along the roadside. |
| Double Garage | Rendered elevations beneath a tiled roof. Twin up and over doors to front. Light and power connected. Work bench. Window to rear aspect. Half-glazed personnel door opening onto the side garden. |
| The Gardens | A particular feature of the property, enjoying great privacy, they wrap round the South and West facing rear of the property. The wall connecting the corner of the house and garage provides a gate to the driveway. Further gated access to the opposite side of the house. Two terraced areas; one outside the sitting room, the other larger outside the drawing room with raised brick planters. Large lawn with well-stocked beds and borders full of perennial plants, shrubs and specimen trees. The southern boundary is enclosed by an attractive tall, buttressed, brick and flint wall, where there are climbing plants and Honeysuckle. The opposite side boundary is enclosed by tall mixed hedging. The rear of the garden is part divided and screened by trellis, also laid to lawn but would be ideal for a kitchen garden or discreetly positioned trampoline etc. |
| Services | Mains water, electricity and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge. |
| Directions | SP11 8NU |
| Council Tax Band | E |

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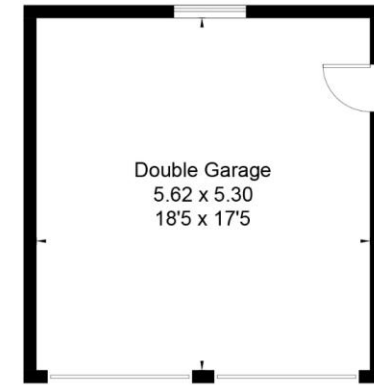
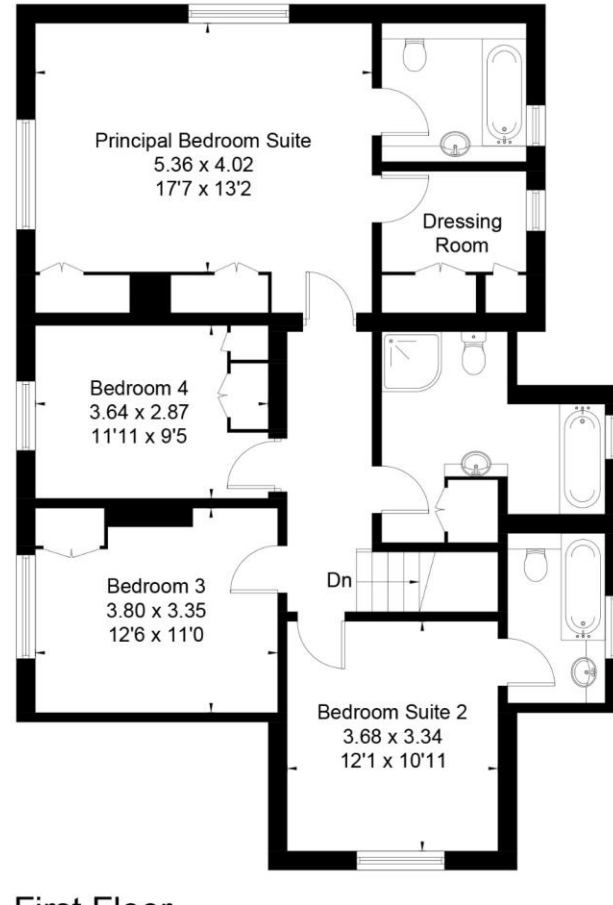
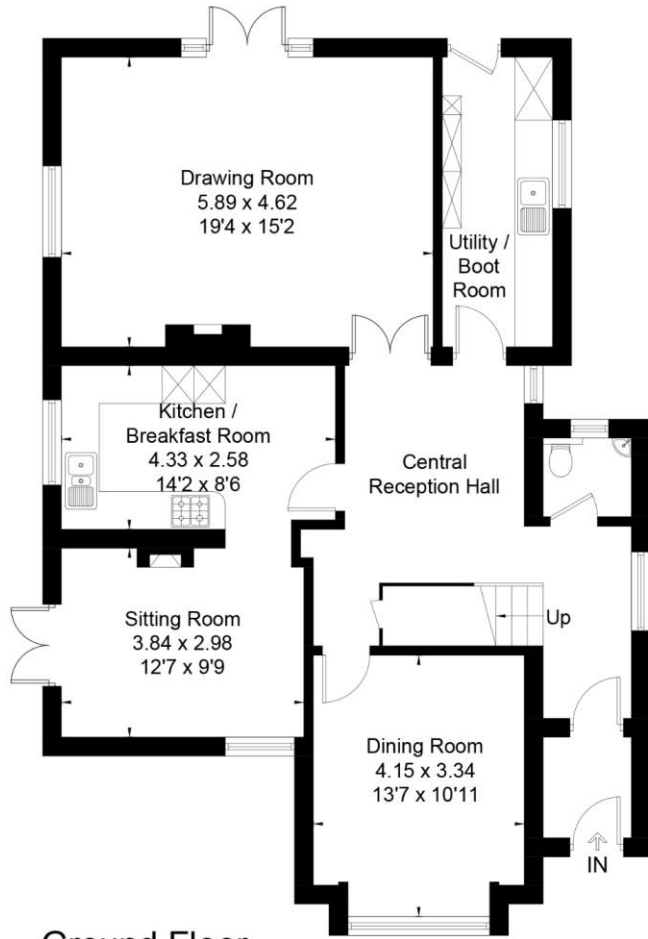
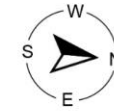
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Approximate Floor Area = 199.9 sq m / 2152 sq ft
 Double Garage = 29.7 sq m / 320 sq ft
 Total = 229.6 sq m / 2472 sq ft



(Not Shown In Actual Location / Orientation)



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 #79220

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| B | | | |
| C | | | |
| D | | | |
| E | | | |
| F | | | |
| Not energy efficient - higher running costs | G | | |
| | | 64 | 70 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |