



MANOR COTTAGES, 24A HATHERDEN LANE
HATHERDEN

EVANS & PARTRIDGE















MANOR COTTAGES, 24A HATHERDEN LANE, HATHERDEN, HAMPSHIRE, SP11 0HL

A LARGELY EXTENDED SEMI DETACHED COTTAGE WITH SPACIOUS AND CHARACTERFUL OPEN PLAN LIVING ARRANGED AROUND A CENTRAL MODERN KITCHEN/BREAKFAST ROOM, WITH THREE BEDROOMS EACH WITH ITS OWN BATH/SHOWER ROOM TOGETHER WITH PLENTY OF PARKING, A DOUBLE GARAGE AND LARGE GARDEN EXTENDING TO NEARLY ¼ OF AN

**OPEN PLAN LIVING
CENTRAL MODERN KITCHEN
THREE BEDROOMS ALL WITH BATH/SHOWER ROOM
EXTENSIVE PARKING
GARAGE/WORKSHOP
HOME OFFICE**

OFFERS INVITED AROUND: £650,000 Freehold

DESCRIPTION

A semi detached cottage in a rural setting on the very edge of the village. This well presented cottage has been extended over the years with practical yet characterful accommodation. It includes a reception hall, inner hall with double height vaulted ceiling and glazed roof atrium, sitting room with fireplace, living/dining area with folding glazed doors to the rear garden and a lantern roof, all linked by a modern central kitchen/breakfast room. The original kitchen now provides an extensive utility/boot room. There is also a ground floor bedroom with new en suite shower room. The first floor is divided into a large principal bedroom with en suite and the second bedroom with adjacent bathroom. The property has the benefit of plenty of off road parking, a double garage/workshop, summerhouse/home office standing in approximately 0.245 acres.

LOCATION

This property is situated in the picturesque village of Hatherden which has a church and public house. The nearby town of Andover, approximately three and a half miles to the south, offers a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to Waterloo (in just over one hour). The A303 is close at hand allowing convenient access to London and the West Country. Newbury, Salisbury, Winchester and Basingstoke are all within about half an hour's drive.

ACCOMMODATION

Entrance	Oak frame, slate covered porch standing on stone plinths. Brick edged Sandstone floor. Overhead wall light. Composite oak effect door with glazed panel to one side leading into:
Reception Hall	High profile ceiling with Velux skylight, LED downlighters, oak effect flooring and manifold for underfloor heating. Opening into inner hall and half glazed oak door to large utility/boot room.
Inner Hall	Double height vaulted ceiling and glazed roof atrium. Glass galleried landing over. Oak effect flooring continues. Exposed beams. Door to bedroom suite 3. Turning staircase rising to first floor. Wide opening beneath beam to sitting room. Further similar opening into central kitchen/breakfast room.

Sitting Room	A good sized reception room centering on a large open brick fireplace, extended brick work and beam to one side all with a high raised hearth. Log burner. Log store and display area. Two small pane windows to front aspect. Dado rail. Oak effect flooring. Internal half glazed door to utility/boot room and low door to deep understairs storage cupboard with shelving.
Kitchen/Breakfast Area	Long polished quartz work surfaces including a curved peninsular breakfast bar. A range of handleless, high gloss finish, soft close, high and low level cupboards and drawers, with a number of deep pan drawers. Also incorporating a full height shelved larder cupboard and integral dishwasher. Inset sink with mixer tap and quartz drainer. Eye level Bosch double oven with grill. Eye level integrated Bosch microwave. Four ring ceramic hob with coloured glass splashback, flush extractor fan and light. Oak effect flooring. Plinth LED lights. Underfloor heating and wide opening into:
Living/Dining Area	Light and airy featuring aluminium frame folding glazed doors, opening onto the rear terrace and main garden. A large central aluminium framed lantern surrounding LED downlighters. Two tall, narrow, casement windows to side aspect. Exposed brickwork to one wall, with space and power for television. Oak effect flooring with underfloor heating. Glazed double doors into bedroom suite 3.
Bedroom Suite 3	Double bedroom. View through glazed doors into garden room and garden beyond. Exposed beam. Oak door into luxury en suite (recently replaced) ceramic white wash hand basin with mixer tap set into Corian sill with tiled splashback, electric mirror and cupboard above; double cupboard beneath. Low level WC with concealed cistern to one side. Opening at end of wide glass room into wet area; with mixer shower, large metro tiled surround. Chrome towel radiator, LED downlighters and extractor fan.
Utility/Boot Room	(Formally the main kitchen to the house) Roll top Corian work surfaces with similar upstand and window sill. A range of Shaker style low level cupboards and drawers. Ceramic 1½ bowl sink unit with drainer and mixer tap. Recess and plumbing for washing machine. Further low recesses for appliances. Former breakfast bar with room for dog bed beneath. Numerous coat hooks and space for bench below. LED and ceiling spot lights. Small pane windows to front and side aspects. Part glazed stable style door to driveway. Hatch to loft above.

First floor

Central Landing	Oak framed glass balustrades to either side, overlooking the inner hall and stairwell. Light from central atrium. LED downlighter. Wall light point. Oak concealing deep cupboard housing lagged copper cylinder with fitted immersion, slatted shelving to one side. Further doors to:
Principal Bedroom	A large double bedroom with sitting area. Two small pane double windows overlooking the rear garden. A range of built in wardrobes to the full width of the room. Internal small pane window overlooking inner hall area. Loft hatch. LED downlighters. Door to:
En Suite	Shower room (recently replaced) Ceramic wash hand basin set into long roll topped sill with tiled splashback, electric mirror above with a range of cupboards and drawers beneath. Low level WC with concealed cistern to one end. Circular glass/tiled shower enclosure with Aqualisa mixer shower. Towel radiator. Stone effect flooring. Central lantern with surrounding downlighters. Mirror fronted tall shelved cupboard.
Bedroom 2	Small pane dormer window to front aspect with attractive views towards farmland and trees. Built in double wardrobe cupboard with low level cupboard to one side, deep sill over. Loft hatch. Chimney breast with recesses to either side. Small pane internal window overlooking inner hall.

Bathroom	(Beside bedroom 2) Ceramic wash hand basin with corner mixer tap, metro tiled splashback, glass sill, mirror above and double cupboard beneath. Low level WC with concealed cistern cupboard to one side. Panelled bath with fully tiled surround, mixer tap/hand held shower attachment to one end. Stone effect vinyl flooring. Dormer window to front aspect. Narrow chrome towel radiator.
Outside	Access and driveway. Wide splayed gravelled area off village lane, providing parking for three cars. Screened to one side by tall Hornbeam hedging. The other side extends to the front of the cottage. Gravelled area ideal for potted plants. Planters under the windows, Lavender, low hedge and grass. Five bar gate with pedestrian gate to side into:
Extended Drive	Further large gravelled area extends to the side of the extended cottage providing comprehensive further parking, screened to the side boundary by evergreen hedging. Raised oil tank, screened by fencing.
Double Garage	Constructed of rendered elevations beneath a slate roof. Electric up and over door to front. Light and power connected. Part glazed stable door and small pane windows on three aspects. Hard standing to rear of garage ideal for kennels or a further outbuilding, if required.
Main Rear Garden	Comprising a Sandstone terraced area outside the living/dining room with deep herbaceous border to one side. Rose and Lavender border to opposite side. Central opening onto a large gently sloping lawn, interspersed by a variety of specimen trees. Well screened to the side by tall evergreen hedging, Photinia bushes, to the other side by tall fencing and hedging plants. Timber garden shed.
Summerhouse/Home Office	Timber frame and clad with light and power connected. Glazed double doors to the front with further glazing to either side and tall window.
Directions	SP11 0HL
Services	Private drainage, mains water, oil heating, solar hot water system and broadband. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Council Tax Band	E

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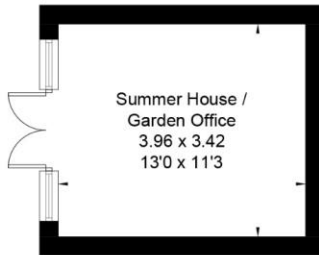
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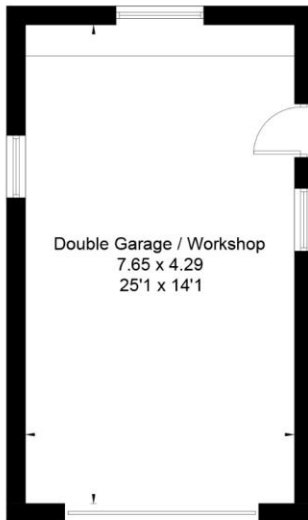
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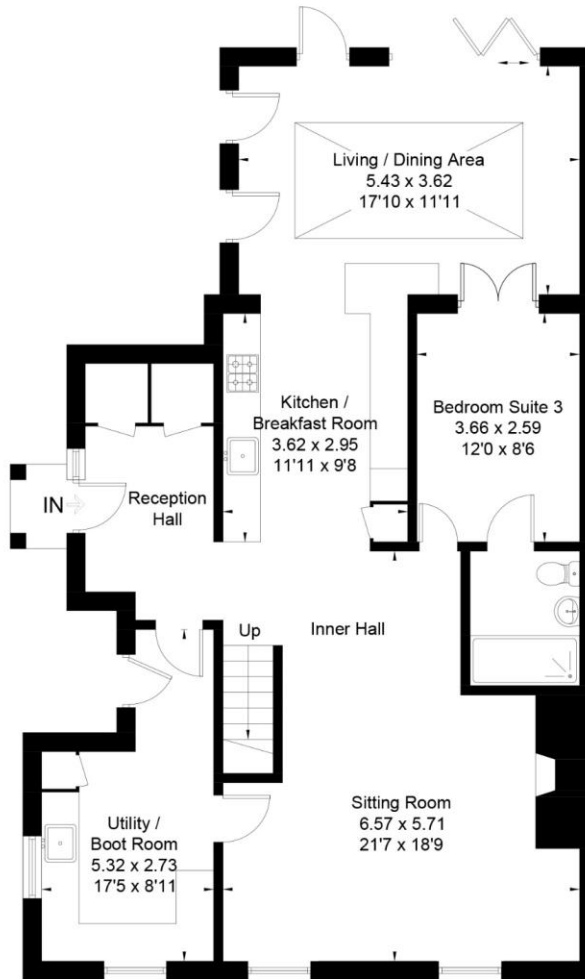
Approximate Floor Area = 152 sq m / 1636 sq ft
 Garage = 33 sq m / 355 sq ft
 Outbuilding = 14 sq m / 151 sq ft
 Total= 199 sq m / 2142 sq ft



(Not Shown In Actual Location / Orientation)

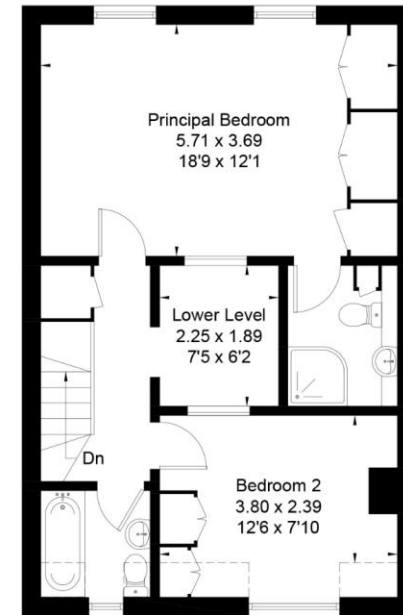


(Not Shown In Actual Location / Orientation)



Ground Floor

[Dashed line symbol] = Reduced head height below 1.5m



First Floor



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Energy Efficiency Rating		Current	Potential
(95-100)	A		
(81-94)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<small>High energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>			
<small>England, Scotland & Wales</small>		<small>EU Directive 2002/91/EC</small>	