



**EVANS & PARTRIDGE**

**LARCHFIELD, BARNCROFT**  
**APPLESHAW, ANDOVER**































# LARCHFIELD, BARNCROFT, APPLESHAW, ANDOVER, HAMPSHIRE SP11 9BU

**AN EXTENDED INDIVIDUAL FAMILY HOUSE WITH SPACIOUS LIVING ROOMS AND FOUR DOUBLE BEDROOMS FEATURING A BEAUTIFULLY LANDSCAPED, SOUTH FACING GARDEN. IN ALL THE PLOT EXTENDS TO 0.43 ACRES AND BACKS ONTO FARMLAND.**

**GARDENS AND GROUNDS OF 0.43 ACRES  
WELL STOCKED LANDSCAPED GARDENS  
OPEN FIREPLACE  
KITCHEN/BREAKFAST ROOM  
LARGE MAIN BEDROOM WITH EN SUITE**

**GUIDE PRICE: £895,000 Freehold**

## **DESCRIPTION**

A well presented individual detached family house standing in a glorious mature landscaped garden with a southerly aspect, featuring a number of seating areas, Folly, well stocked borders and some attractive mature specimen trees. The plot extends to 0.43 acres and forms part of Barncroft, a cul de sac of just 14 large detached properties surrounded by farmland on the edge of the village. This is the first time the property has been on the market in over 40 years. The spacious accommodation is well presented and ideal for both families and entertaining. Large living rooms and bedrooms, nearly all enjoying garden views. There is plenty of off road parking and two single garages, as well as a gazebo and large terrace with pergola and awning.

## **LOCATION**

The property is situated on the edge of the picturesque village of Appleshaw which has a fine old church, primary school, playing fields, village hall and pub. Andover, approximately four miles away, offers a comprehensive range of shopping, educational and leisure facilities as well as a mainline railway station with extensive parking providing fast services to Waterloo (65 minutes). The A303 is close at hand allowing convenient access to London and the West Country.

**ADDITIONAL SCHOOLING AND RECREATION** There is excellent preparatory private schooling in the area including Farleigh School, Pilgrim's School and Chaffyn Grove as well as Rookwood (from Nursery to Sixth form). For secondary education there is St Swithun's in Winchester and Godolphin in Salisbury in addition to the boys' and girls' grammar schools. There is excellent fishing on the River Test and golf courses in Longstock as well as two in Andover.

## **ACCOMMODATION**

### **Entrance**

Wide covered porch, providing log store area to one side. Brick and quarry tile flooring. Timber clad ceiling with automatic downlighter. High quality, single piece, oak panelled door with high level glazed panels to either side. Leading into:

### **Reception Hall**

Oak flooring with coir mat at threshold. Turning staircase rising to the first floor. Pendant light point. Ceiling coving. Door to deep cloaks cupboard extending beneath stairs. Part glazed doors to living room and kitchen/breakfast room. Panelled door to:



<b>Cloakroom</b>	White suite comprising wash hand basin with decorative tiled splashback. Low level WC. Oak flooring. Obscure glazed window. Pendant light point.
<b>Living Room</b>	A large reception room at one end opening into a music area. Central open fireplace with raised slate hearth and Limestone mantelpiece. Wide bay picture window to front aspect with deep display sill. Oak flooring. Coving. Ceiling downlighters and wall lights. Small pane glazed double doors open into the dining room. Wide opening into:
<b>Music Area</b>	Oak flooring continues. Glazed double doors open onto the rear terrace and enjoy views over the main garden. Wall light point.
<b>Dining Room</b>	With wide opening at one end into garden room area. Oak flooring. Space for family dining table, dresser and sideboard. Window to side aspect. Ceiling coving. Wall lights. Door to study/bedroom 5. Wide opening into:
<b>Garden Room Area</b>	A more recent extension with dual aspect. Aluminium frame, folding glazed doors open on to the rear terrace. Large picture window to side aspect. All enjoying views over the beautifully landscaped gardens. Oak flooring continues. Profile ceiling with LED downlighters.
<b>Study/Bedroom 5</b>	Wide bay picture window to front aspect with deep display sill. Pendant light point.
<b>Kitchen/Breakfast Room</b>	Spacious and dual aspect. Stainless steel twin bowl sink unit with central mixer tap. Long polished granite work surfaces with similar upstand and coloured glass splashbacks. A comprehensive range of whitewashed Shaker style, high and low level cupboards and drawers; including a full height larder cupboard with ironing board recess to one side. Dresser unit to one corner with high level, glazed, china display cabinets and undercounter cook book/display shelving. Neff eye level double oven and grill. Wide four ring Neff ceramic hob with stainless steel extractor fan and light above. Integrated dishwasher and space for full fridge/freezer. Amtico Limestone effect flooring. Ceiling coving. Two pendant light points. Undercounter lighting. Wide picture window enjoying views over the rear garden. High window to side aspect with granite sill. Bevel edged part glazed stable style door to outside.
<b>First Floor</b>	Three windows ascending to side of staircase.
<b>Landing</b>	Part divided by arch. Coving. Pendant and downlighters. Loft hatch. Deep cupboard housing lagged copper cylinder with fitted immersion, slatted shelf above. Further doors to:
<b>Principal Bedroom Suite</b>	A large double bedroom featuring a wide picture window with fantastic views of the beautifully landscaped gardens towards countryside beyond. A range of built in wardrobes to one corner. Ceiling light and downlighters. Coving. Wide central opening. Picture window overlooking the rear garden. Panelled door and step down into shower room.
<b>En Suite Shower Room</b>	Well proportioned matching suite comprising wall hung basin with mirror incorporating light above. Low level WC and bidet. Spacious square frameless glass/tiled shower with overhead and handheld attachment Window to rear aspect. A range of full height cupboards. Amtico Flooring.
<b>Bedroom 2</b>	Large double bedroom/sitting room. Wide central opening. Picture window overlooking the rear garden. Two pendant light points. Built in wardrobe. Coving.
<b>Bedroom 3</b>	Double bedroom. Wide picture window to front aspect. Built in wardrobes. Pendant light point. Coving.



<b>Bedroom 4</b>	L shaped double/twin room, featuring large picture window to the front aspect. Curved dressing table with wardrobe to one side and shelf above. Pendant light point. Coving.
<b>Family Bathroom</b>	White suite. Panelled bath with mixer tap and hand held shower attachment to one end. Mixer shower above. Fully tiled surround. Pedestal wash hand basin. Low level WC. High level cupboards. Obscure glazed windows. Floor to ceiling tiling. Shaving mirror.
<b><u>Outside</u></b>	
<b>Entrance</b>	Wide access off Barncroft, a cul de sac of large individual detached homes. Block paved driveway providing parking for three to four vehicles. Screened to one side by tall Beech hedging. Access to the garages. Gated arch between house and garaging leading through to the rear garden. The frontage is enclosed by a stone capped brick wall with curved herbaceous border and Holly trees. To the far end of the house there is a further brick wall with central gated arch also leading into the main rear garden.
<b>Garaging</b>	Two single adjacent brick garages beneath a flat roof each with up and over door to front. Both have light and power connected. The garage near the house has a covered walkway from the kitchen door and personal side door, this is used as a utility/freezer room. Space and plumbing for washing machine, with room to stack dryer above. Space for a number of fridges and freezers. Ceiling light points. Lean to coal store to rear of garage. Brick barbeque and potting sheds beyond. Both sheds and the workshop have power points.
<b>Main Rear Garden</b>	A salient feature of the property is that it enjoys privacy and a due southerly aspect for the wide, pebble edged, porcelain tiled terrace ideal for entertaining. Tall pergola above with awning over and power. Lower terrace to one side with L shaped brick seat. Space for firepit and a contemporary curved stainless steel water feature with raised pebble surround. Large sweeping lawn with a number of well stocked herbaceous borders, full of perennial flowers, roses and shrubs. Further ornamental trees; mature tall Walnut, Liquidambar, Monkey Puzzle and Larch trees. To the rear corner boundary there is a brick and stone Folly feature with a stone mullion window with arch leading through to wild flowerbeds. To the western side of the house there are raised decked areas and an elevated gazebo, enjoying views down over the garden with power, lighting and infra-red heating. A further large Larch tree. Kitchen/garden area and raised oil tank. The grounds are well enclosed on all sides by tall Beech hedging.
<b>Services</b>	Mains Water, Private Drainage, Oil Heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SP11 9BU
<b>Council Tax Band</b>	F

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Approximate Floor Area = 191.3 sq m / 2059 sq ft  
 Outbuildings = 35.7 sq m / 384 sq ft  
 Total = 227.0 sq m / 2443 sq ft



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 #81342

