



EVANS & PARTRIDGE

LAINS COTTAGE, QUARLEY
ANDOVER, HAMPSHIRE















LAINS COTTAGE, QUARLEY, ANDOVER, HAMPSHIRE, SP11 8PX

A UNIQUE COUNTRY PROPERTY PROVIDING EXTENSIVE AND VERSATILE ACCOMMODATION ALL BEAUTIFULLY PRESENTED AND FULL OF CHARACTER SET WITHIN PRIVATE LANDSCAPED GARDENS WITH PLENTY OF PARKING AND A TRIPLE GARAGE.

**4 RECEPTION ROOMS - 5 BEDROOMS AND 5 BATH/SHOWER ROOMS
2 KITCHEN/BREAKFAST ROOMS
DETACHED TRIPLE GARAGE BLOCK
SECLUDED GARDENS AND GROUNDS
FULL OF CHARACTER YET NOT LISTED
ACCESSIBLE RURAL SETTING**

GUIDE PRICE: £1,350,000 Freehold

DESCRIPTION

An outstanding country residence that has been largely rebuilt in recent years complementing the main thatched cottage and separate self contained annexe cleverly connected via a glazed link/garden room. Standing in secluded mature landscaped gardens and grounds of approaching 0.8 acres. There is extensive parking and a well built detached triple garage with large loft/store above. This well presented accommodation extends to 3,765 sq ft and just over 5,000 sq ft with the garage and outbuildings.

LOCATION

The property is situated in the rural hamlet of Quarley which has a village hall, church and bus service. The nearby village of Grateley (one mile distant) has a Post Office and store, primary school (which we understand has a first class reputation), public house, church, village hall and main line railway station providing fast services to London Waterloo (1 hour 20 minutes). The picturesque town of Stockbridge, traversed by the River Test, is 10 minutes' drive away and has local shops, a Post Office, doctor's surgery, schools and an abundance of pubs and restaurants. Andover, approximately six miles away, offers a comprehensive range of shopping, educational and leisure facilities, and also has a mainline station. The cathedral cities of Winchester and Salisbury and the town of Basingstoke are all within 30 minutes' drive and the A303 is close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

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| Entrance | Blocked paved approach. Large outside lantern style light. Panelled hardwood door into: |
| Reception Hall | A substantial double height room ideal for a chandelier. Staircase with balustrade rising to first floor and galleried landing. Open whitewashed brick fireplace. Alcoves with built in display and book shelving, one with downlighter. Windows to front and side aspect. Wall lights and downlighters. |
| Family Room | With wide central arch leading through to sitting room. Dual aspect. Picture window to side aspect. Two further windows to front aspect. Wall and downlighters. Door to utility/boot room. Wide arch into: |
| Sitting Room | Two exposed chamfered ceiling timbers. Central polished granite hearth with electric log burner and mantelpiece. Built in dresser cupboards to either side; comprising of low level cupboards, comprehensive book shelving with glass display shelves and spotlights over. Leaded effect glazed double doors with full height glazed panels to either side leading to the rear terrace and garden. Spotlights. |
| Living/Dining Room | Located beside the kitchen/breakfast room. Spacious and triple aspect with Limestone flooring throughout. Exposed ceiling beams. Picture window to front and rear aspects. Wide glazed double doors to garden room/glazed link to annexe/cottage. Space for large table with pendant light above. Open fireplace with exposed beam above and raised hearth. Built in glazed fronted, cabinet with lighting. Recess to either side of chimney breast, walkway into kitchen to one side, high opening to opposite side with wide glassed top sill and integrated wine cooler beneath. |

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| Kitchen/Breakfast Room | Electric Aga with three ovens and traditional double hob. Polished granite surround, metro tiled splashback, extractor fan with light over. Twin bowl ceramic sink unit with mixer tap. Polished granite work surfaces. A range of low level painted cupboards and drawers. Low level glass topped dresser. Recess for tall fridge/freezer with pull out larder to one side. Integrated dishwasher. Large granite topped central island with breakfast bars to either end, a selection of drawers beneath and open arch display recess. Exposed chamfered ceiling beams and timbers. Downlighters. Three windows to the front aspect. Glazed double doors with high level windows to either side opening on to the rear terrace and garden. Limestone flooring. |
| Utility/Boot Room | Long rolled top work surface, wide recess beneath with plumbing for washing machine and space for drier. Cupboards to either end. Stainless steel sink with mixer tap and drainer. Grant oil fired boiler. Ceramic tiled flooring. Two Velux windows. Half glazed door to rear garden. Open fronted cupboard housing the fuse box and meters, numerous coat hooks. Downlighters. Loft hatch. |
| Cloakroom/Shower Room | Contemporary raised oval wash hand basin with mixer tap on granite topped wash stand, cupboard and drawer beneath. Circular mirror. Low level WC. Wet area with overhead and handheld shower attachments. Tiled walls and floor. Velux skylight. Downlighters. Loft hatch. Extractor fan and chrome towel radiator. |
| Garden Room | A room linking the main house and annexe/cottage. An excellent L-shaped extension, hardwood framed with fully glazed elevations. Doors to front and rear garden areas. Attractive views. Vaulted ceilings with pendant light points and exposed collar beams. |
| <u>First Floor</u> | |
| Landing | Part galleried overlooking reception hall. Picture window looking out on to the rear garden. Exposed beam with concealed lighting. |
| <u>Principal Bedroom Suite</u> | |
| Central Hall | Pendant light point. Loft hatch. Door to cupboard housing pressurised hot water cylinder. Wide opening into dressing room. Arch to bedroom and door to ensuite shower room. |
| Bedroom | Large double. Picture window overlooking the rear garden. Pendant light point. |
| Dressing Room | Windows to front and side aspect. Built in dressing room with a range of wardrobe cupboards and chests of drawers. Central area for dressing table. Downlighters. |
| En Suite Shower Room | Pedestal wash hand basin with electric mirror, shaver socket and glass sill above. Low level WC. Generous glass/tiled shower enclosure with overhead and hand held attachments. Window. Tiled flooring. Mainly tiled walls. Tall chrome towel radiator. |
| Bedroom Suite 2 | With entrance hall, arch to bedroom. Panelled door to ensuite bathroom and downlighters over. Bedroom: Large dual aspect double bedroom. Two windows to side aspect on gable end. Further window to front aspect. Downlighters. Eaves storage cupboards. |
| En Suite Bathroom | White suite. Pedestal wash hand basin with mixer tap. Electric mirror above. Shaver socket. Low level WC. Panelled bath with corner mixer tap/hand held shower attachment. Tiled flooring. Part tiled walls. Tall towel radiator. Window overlooking front garden. Mirror fronted medicine cabinet. Loft hatch. Downlighters. |
| Bedroom 3 | Double bedroom. Picture window to front aspect. Pendant light point. Located near the stairs to utilise the ground floor wet room. |
| Annexe/Cottage | Glazed double doors from garden room into: |
| Living Room | Oak effect flooring throughout. Glazed double doors to rear terrace and garden. Further window overlooking the rear garden. Exposed beams and timbers. LED downlighters. Deep alcove, ideal for dresser or study area. Arch to inner hall area. Staircase rising to the first floor. Window to front aspect. Door to deep understairs store. Wide alcoves ideal for fridge/freezers. Coat hooks. Window to side aspect. Downlighters. Doors to kitchen/dining room and bathroom. |
| Kitchen/Dining Room | Kitchen built to one side with oak effect flooring to front. Long roll-top work surface. Inset stainless steel sink with mixer tap and drainer. Tiled splashback. A range of painted high and low level cupboards and drawers. Integrated oven with grill. Recess and plumbing for washing machine with space to side for drier. Four ring LPG hob with extractor fan and light above. Space for dining table. Picture window to front aspect. Downlighters. |
| Bathroom | White suite comprising pedestal wash hand basin. Low level WC. Double ended bath with central mixer tap/handheld shower attachment. Tiled flooring and walls. Chrome towel radiator. Shaver socket. Mirror fronted cabinet. Downlighters. Obscured glazed window. Extractor fan. |

First Floor

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| Landing | Obscure glazed window. Loft hatch. Downlighter. Panelled doors to: |
| Bedroom 1 | Large double bedroom. Two Velux windows to front aspect. Built in cupboards extending into eaves. Downlighters. Door to: |
| En Suite | Roll top sill with wash hand basin, tiled splashback, mirror above. Shaver socket. Low level WC. Panelled bath with tiled surround. Wall mounted shower and glass screen. Obscure glazed window. Downlighters. Extractor fan. |
| Bedroom 2 | Space for double and single bed if required. Two Velux windows to front aspect. Eaves storage. Built in cupboards. Downlighters. Door to en suite: |
| En Suite | Roll top sill with inset basin, tiled surround, mirror above. Shaver socket. Low level WC. Bath with tiled surround. Wall mounted shower and glass screen. Obscure glazed window. Downlighters. Extractor fan. |
| Outside | Splayed access off lane. Five bar gate, pedestrian gate to side, leading on to a generous gravel driveway surrounding a detached triple garage block, providing extensive parking. Shed to rear of garaging. |
| Garage | Attractively constructed of block and weatherboarded elevations on exposed brick plinths beneath a tiled roof. Covered area on exposed posts to the front of three up and over doors. Open two bay garage with fluorescent strip lighting, shelving, window, personal door to drive and turning staircase to loft room above (Comprehensive storage, three Velux windows to the front aspect, power points and strip lights). Opening into remaining single bay garage also with strip light, power points and window to rear aspect. |
| Gardens and Grounds | Extending to 0.78 acres. Private, beautifully landscaped, gardens surround the property, all enjoying privacy. Well enclosed boundaries with mixed hedging and trees. Large level lawns interspersed by specimen trees and conifers, lavender borders and rose beds. Block paved path to front entrance. Raised paved/brick courtyard to front of garden room with central Silver Birch tree. Wisteria and roses trained to the facade. Detached log store and garden shed beneath a tiled roof. Light and power connected. Long rear terrace with brick retaining walls, rose and herbaceous borders. Kitchen garden area: large fruit cage with raised vegetable beds, space for chicken run. |
| Services | 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. |
| Directions | SP11 8PX |
| Council Tax House | G |
| Council Tax Annexe | A |

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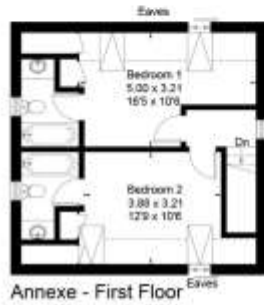
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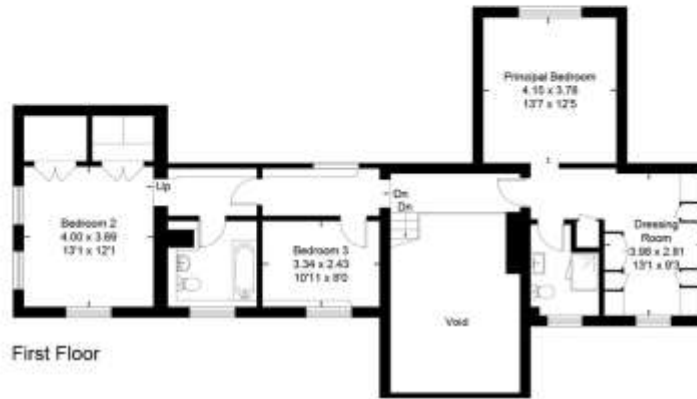
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**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
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Approximate Floor Area = 349.8 sq m / 3765 sq ft
 Outbuildings = 116.6 sq m / 1255 sq ft
 Total = 466.4 sq m / 5020 sq ft (Excluding Void / Shed)



Annexe - First Floor



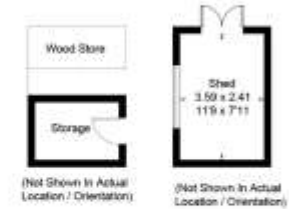
First Floor



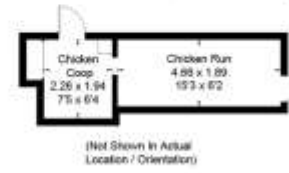
Annexe - Ground Floor



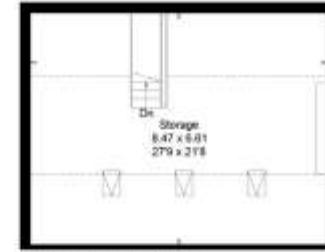
Ground Floor



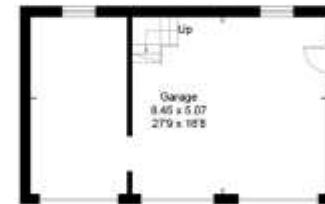
(Not Shown in Actual Location / Orientation)



(Not Shown in Actual Location / Orientation)



Outbuilding First Floor
(Not Shown in Actual Location / Orientation)



Outbuilding Ground Floor
(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 #83181

| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| G | B |
| F | A |
| E | B |
| D | C |
| C | D |
| B | E |
| A | F |
| G | G |