



PENTON MEWSEY

Andover, Hampshire, SP11 0RQ

Carter Jonas

ALDERMANS COTTAGE, PENTON MEWSEY, ANDOVER, HAMPSHIRE, SP11 0RQ

- Five bedrooms • Two bathrooms • Sitting room
- Drawing room • Kitchen / breakfast room • Dining room • Delightful gardens to front and rear • Detached thatched garage and studio • Gated driveway • Grade II listed • Views to the rear over farmland

DESCRIPTION

This charming family home offers an excellent layout with a balance of good proportions and characterful design. The property is entered via a hallway which provides access onto all of the principal reception rooms. The sitting room is to the rear of the house with a fireplace and double doors opening onto the garden. The drawing room also has a fireplace, is double aspect and has a door leading onto the dining room, which benefits from an inglenook fireplace and opens out onto the kitchen. The kitchen has been well designed with a range of bespoke timber units, butler sink, space for range cooker and granite worktops. On the first floor there are five bedrooms, one of which is en suite, and a family bathroom.

OUTSIDE

Externally, the gardens are a particular feature of the property, wrapping round the house and providing various areas of interest including wildflowers, expanses of lawn and seating areas that enable both outdoor entertaining and vantage points from which one can enjoy the views to the rear across neighbouring farmland. The gated driveway is spacious and provides parking for numerous vehicles. A detached thatched garage and studio / gym provides excellent flexible space for work, leisure or ancillary use.

A FINE GRADE II LISTED VILLAGE HOME, BEAUTIFULLY PRESENTED AND WITH MANY PERIOD FEATURES, SET WITHIN STUNNING GARDENS ALONG WITH A USEFUL AND ADAPTABLE OUTBUILDING.



LOCATION

Penton Mewsey is a village situated approximately three miles north west of the Hampshire market town of Andover. This part of north Hampshire is renowned for its attractive villages and countryside and is beloved of walkers and riders alike, with the upper reaches of the Test Valley providing fishermen with sport. To the north, Chute Forest and the Wiltshire Downs are intersected with ancient long distance paths and provide an area rich with opportunities for a range of country pursuits.

The nearby town of Andover and cities of Salisbury and Winchester offer comprehensive amenities. There are numerous good state and private schools in the area with Norman Court in West Tytherley, Godolphin and Chaffyn Grove in Salisbury, Farleigh near Andover and Winchester College and St Swithun's in Winchester. The area is well served by road, with the A303 trunk road providing access to the A34 and the M3 motorway.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, drainage and water. Oil heating.

Local Authority: Test Valley Borough Council

Council Tax: Band G

Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

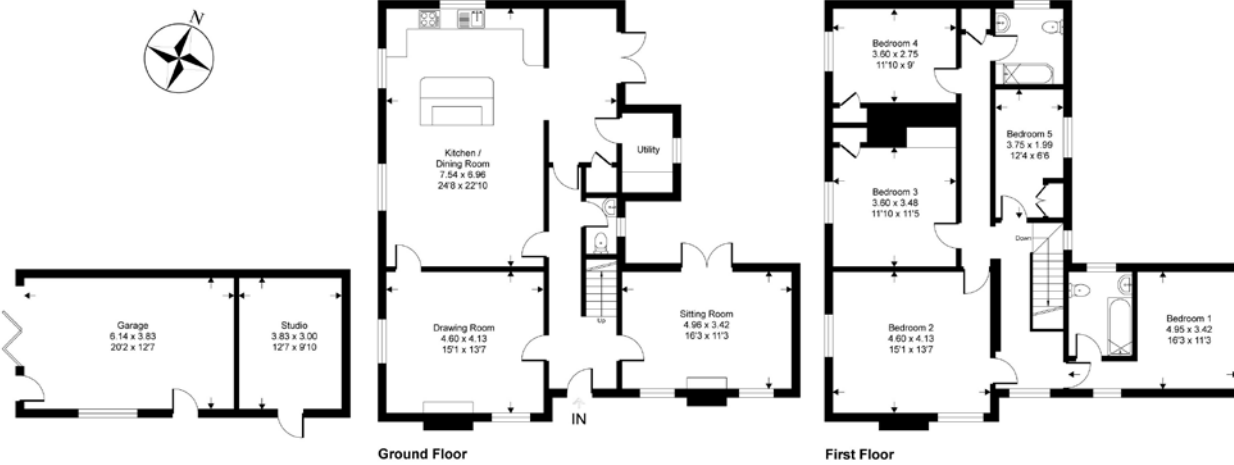
Viewings: Strictly by appointment through the agent Carter Jonas, 01962 842742

What3words: marbles.roadblock.handbags





Aldermans Cottage, SP11
 Approximate Gross Internal Area = 207.1 sq m / 2229 sq ft
 Approximate Garage / Studio Internal Area = 36.8 sq m / 396 sq ft
 Approximate Total Internal Area = 243.9 sq m / 2625 sq ft



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 Produced for Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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