



**THIMBLE HALL, MIDDLECOT, QUARLEY, SP11 8PS**

Rural idyll surrounded by rolling countryside with outstanding views





# THIMBLE HALL

Middlecot, Quarley, SP11 8PS

An immaculate country property in stunning rural surroundings and an accessible location

Salisbury 12.5 miles • Grateley 3.1 miles • Andover 7.5 miles



**Ground Floor** - Entrance Hall • Kitchen/Dining Room • Utility • Cloakroom • Laundry Room  
Drawing Room/Sitting Room with central double aspect fireplace • Family Room

**First Floor** - Main Bedroom with en-suite bathroom • Bedrooms 2 with en-suite shower room  
4 further Bedrooms • Family shower room

**Outside** - 3.6 acres approx • Parking • Garaging for 3 cars • Barn • Landscaped gardens and terrace

## Location

Situated in the settlement of Middlecot close to the charming village of Quarley, Thimble Hall is located along a track surrounded by open countryside, yet nestled in a woodland setting. The rural position is complimented by the easy access to Grateley Station 3.1 miles away and the A303 which join the M3 for those who are commuting. Nearby Andover has all the necessary shops for every day, whilst the cathedral cities of Salisbury and Winchester provide excellent shopping, restaurant and leisure facilities as well as their many historical buildings, theatres, galleries and museums. The area is renowned for a number of highly regarded schools in Winchester, Salisbury and Andover including Farleigh, Rookwood and Godolphin as well as good state primary and secondary schools.



## The Property

Thimble Hall dates from 1934 and was a detached cottage, possibly two cottages, situated in the settlement of Middlecot. The reference to a Hall suggests it might have been a meeting room, but there is no historical evidence so the presumption is that it has always been a residential dwelling. The original part of the property is built of solid walls under a thatched roof and in 2015 it was completely refurbished and extended to provide first class accommodation to meet most people's needs, especially for family occupation. The property is presented with a very good specification and the kitchen/breakfast room is the focus of the house with a log burner for winter warmth and French doors opening on to the terrace which creates an excellent outside space. The ceiling heights are good throughout the property. The drawing room and sitting room areas provide an abundance of character and period features including a good central double aspect open fireplace.



## Outside

The gardens are a stunning feature of the property. There is a superb terrace accessed from the kitchen and main reception rooms. Steps lead up to formal lawns and beyond is a barn and woodland area. At the front of the house there is a gravelled area with plenty of car parking and garage for three cars. The garage could also provide the potential for further accommodation, subject to planning. Beyond the driveway there is a very good kitchen garden and gravel paths lead to further areas of garden which is more of a 'play ground' area with treehouse, cricket net and beyond an area which is considered large enough for a tennis court subject to appropriate planning consent.

The whole of the property has the benefit of mature trees, fruit trees and wonderful sitting areas and it is a great property for entertaining and family gatherings. In all 3.6 acres approx.

## Services

Oil fired central heating and mains electricity. Water is from the Cholderton Water Company. Private drainage (septic tank).

## Local Authority

Test Valley Borough Council 01264 368000.

## Tenure

Freehold with vacant possession.

The property is approached over a track which is access to other properties which form part of Middlecot.



### First Floor



Excellent and very well proportioned accommodation with very good ceiling heights and an outstanding specification.

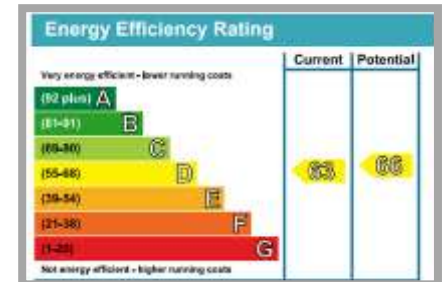
The garage/outbuilding could also provide the potential for further accommodation, subject to appropriate planning consents.

### Ground Floor



### Thimble Hall, Middlecot

Main House	3,142 sq ft (292 sq m)
Barn	395 sq ft ( 37 sq m)
Garage	596 sq ft ( 55 sq m)
<b>Total</b>	<b>4,132 sq ft (384 sq m)</b>





## Agents Note

1. The property is approached over a track which offers access to other properties forming part of Middlecot.
2. It is thought that the existing garage block could be replaced by a similar building with accommodation above subject to planning consents being approved.

## Directions: SP11 8PS

From London and Andover leave the A303 signed Quarley and Thruxton Down. Turn right at the junction and then left sign posted Cholderton. Continue along the road, go under a bridge and there is a sign to Middlecot. Turn left and follow the road until you reach Thimble Hall on your right.

## Viewings

Strictly by appointment through Myddelton & Major.

A virtual tour is available on request.

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