A FANTASTIC FAMILY HOME WITH WELL-PROPORTIONED FLEXIBLE ACCOMMODATION SET IN THE HEART OF THE VILLAGE WITH LOVELY RURAL VIEWS

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WILDHERN, ANDOVER, HAMPSHIRE SP11 0JE
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Entrance hall • drawing room • dining room • family room • kitchen/breakfast/sitting room • utility/boot room • cloakroom • 6 bedrooms • 3 bathrooms • barn style triple garage (double car port & enclosed store) with games room over • hard tennis court • in all approx. 0.74 acres

Mileage
Andover 3.5 miles, Newbury 15 miles, Winchester 19 miles. Mainline railway stations to London (Waterloo) at Andover (70 mins) Winchester (60 mins) and London (Paddington) at Newbury (50 mins). (All mileages and times are approximate)

Situation
The hamlet of Wildhern is situated north of Andover between Charlton and Tangley, and is surrounded by good walking and riding countryside and some good local village public houses. Comprehensive leisure and shopping facilities are available in Andover, Newbury and Winchester. The area offers excellent access to the West Country via the A303, to the south coast via the A34 or to London via road or rail.

Schools in the area include Marlborough College, Cheam, Downe House, St Gabriel’s, Farleigh and Horris Hill Preparatory School.

Description
White Cottage is a substantial house of whitened brick elevations under a slate roof and standing in gardens approaching three quarters of an acre with views over open countryside to the rear.

The well-presented accommodation is arranged over two floors, creating a comfortable family home. The house is entered through a welcoming reception hall which gives access to all sides of the house via the kitchen and breakfast room on one side, or via the drawing room which has a stone surround fireplace and French doors to the patio, through to the delightful family room with two sets of French doors opening out to the front and rear gardens. The dining room is at the heart of the house with access from all the main ground floor rooms. From the breakfast room stairs lead up to the first floor landing giving access to the 6 bedrooms and 3 bathrooms. Built-in cupboards in
many of the bedrooms provide useful storage. There are two loft areas with access from the landing, one of which is boarded providing further storage space. The main bedroom enjoys views to the west over the adjoining countryside.

**Outside**
The entrance gate to White Cottage leads into a large gravelled parking area in front of the attractive timber barn-style garage building has the benefit of an insulated and fully boarded games room above, with electricity and water connected, and this is accessed from an external timber staircase. From here is access to the fenced and hedged front garden with lawn, rose bushes and trees. The main gardens lie to the rear of the house, adjoining and overlooking farmland behind, and includes a hard tennis court partially screened by hedging. There is a patio area which can be accessed from the house through the French doors of the drawing room. As well as the lawns, with flower and shrub borders and attractive specimen trees, there is a hedged vegetable garden with a well established asparagus bed, fruit canes and a greenhouse.

**Directions**
From the A303: Take the A3093 towards Picket Piece/Walworth Industrial Estate, passing through 2 roundabouts. At the 2nd roundabout take the 3rd exit onto A343 signed Newbury and Enham Alamein. Go through Enham Alamein and after passing the delimitation signs, turn left signed Penton Mewsey 3 miles. Go for a further 0.8 mile and turn right signed to Wildhern 1 mile and Upton 4 miles. Enter Wildhern and the property is on the left just before the telephone box.

**Services**
Mains water and electricity. Private drainage.

**Local Authority**
Test Valley Borough Council Tel: 01264 368000

**Outgoings**
Council Tax Band G

**Post Code**
SP11 0JE

**Energy Performance**
A copy of the full Energy Performance Certificate is available upon request.

**Viewing**
Strictly by appointment with Savills
FLOORPLANS

Outbuilding Ground Floor

Garage
5.35 x 2.90
17'7" x 9'6"

Car Port
5.95 x 5.35
19'6" x 17'7"

Outbuilding First Floor

Games Room
9.06 x 4.75
29'9" x 15'7"

First Floor

Bedroom 1
5.98 x 3.32
19'7" x 10'11"

Bedroom 2
5.55 x 3.62
18'3" x 11'11"

Bedroom 3
3.49 x 3.30
11'5" x 10'10"

Bedroom 4
3.48 x 3.30
11'5" x 10'10"

Bedroom 5
3.67 x 2.56
12'0" x 8'5"

Bedroom 6
2.77 x 2.58
9'1" x 8'6"

Family Room
7.42 x 5.66
24'4" x 18'7"

Dining Room
3.74 x 3.49
12'3" x 11'5"

Boiler

Hall
3.49 x 3.20
11'5" x 10'6"

Breakfast Room
5.87 x 3.74
19'3" x 12'3"

Kitchen
5.87 x 3.20
19'3" x 10'6"

Drawing Room
7.12 x 4.45
23'4" x 14'7"

F/P

Ground Floor

Utility
3.43 x 2.86
11'2" x 9'6"

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Savills Newbury
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savills.co.uk

Gross internal area (approx.) Main House = 295 sq m (3177 sq ft)
Garage = 16 sq m (167 sq ft)
Car Port = 32 sq m (343 sq ft)
Games Room = 24 sq m (254 sq ft)
Quoted Area Excludes 'External Boiler Room'

Energy Efficiency Rating

Purpose of this graph is to show the energy performance of the property.

42 G 49