



Lavender Cottage, Appleshaw, SP11 9AA

An excellent & versatile property set in about 1 acre of gardens and grounds.



Lavender Cottage



Lavender Cottage Grounds

PROPERTY

Situated on the edge of the picturesque village of Appleshaw within the rolling countryside of the North Wessex Downs an area of Outstanding Natural Beauty. Appleshaw is 6 miles to the northwest of Andover. The village of Appleshaw itself offers amenities, which includes a village pub, church and school.

Lavender Cottage is a detached four bedroom property built in the 1930's offering an annex, set in large gardens and grounds. Approached via a shared driveway with the neighbouring property, the main house offers a well considered layout. The property is bright and modern throughout, including a stylish open plan kitchen and dining space.

The large sitting room has an open fire place with crittall doors leading to the terrace and also to the dining area. There is a good sized study as well as a snug, both of which enjoy views over the front garden. An enclosed porch, utility room and larder offer further storage on the ground floor.

Stairs lead to the first floor, including a main bedroom with en-suite with built in cabinets. There are three additional bedrooms, one of which offers a walk in wardrobe. There is a good sized family bathroom. The landing includes an airing cupboard and there is access to the loft space which could offer further accommodation. See planning consent details on the agents note.

The original garage and stables have been converted into an annex with a self contained one bedroom flat. Additionally there is a gym and games room upstairs.

An outdoor swimming pool including a jet stream and lockable telescopic cover is situated to the side of the main house. There is an enclosed garden to the south and west of the house, a pond and to the front there is further garden extending into a small paddock.

ACCOMODATION

LAVENDER COTTAGE

GROUND FLOOR - Entrance • Hallway • Study • Kitchen / Dining Area • Utility Area

Larder • Snug • Sitting Room

FIRST FLOOR - Main Bedroom with shower en-Suite • Two Bedrooms

Family Bathroom • Fourth Bedroom with large walk in wardrobe • Airing Cupboard

Loft Space - See agents note for details about Planning Permission

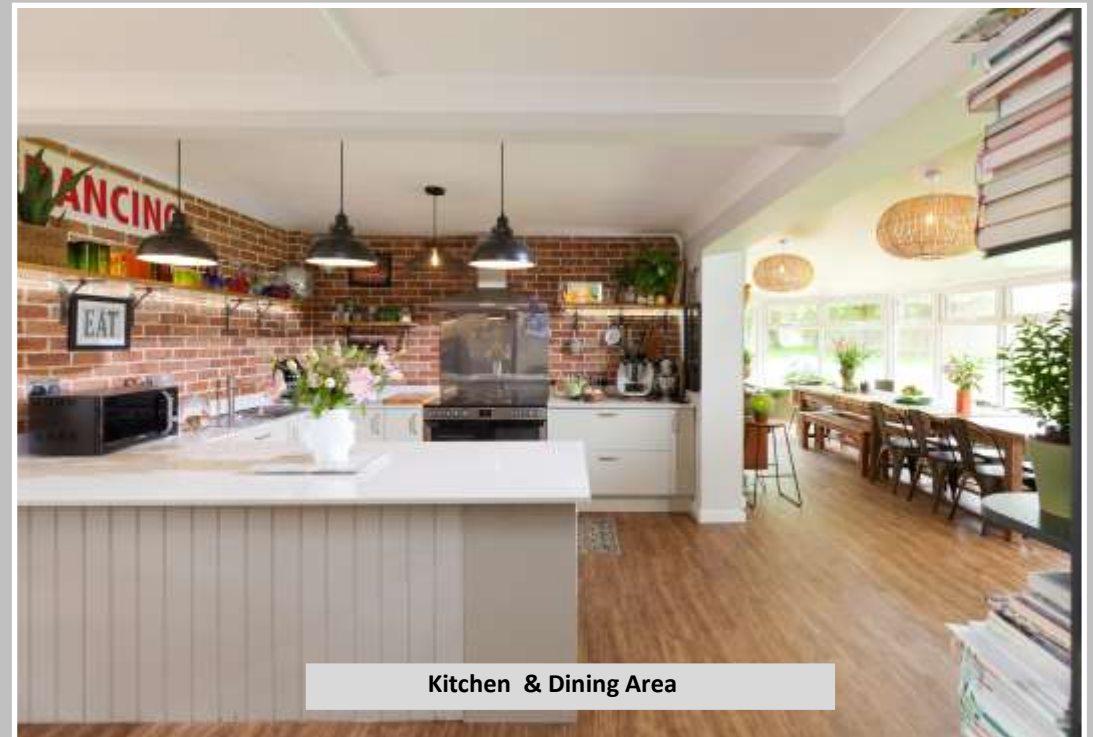
which has been granted for conversion

Annex: THE STABLES - One Bedroom flat with en - suite shower room, kitchen / dining room and separate sitting room. There is a large gym and games room upstairs.

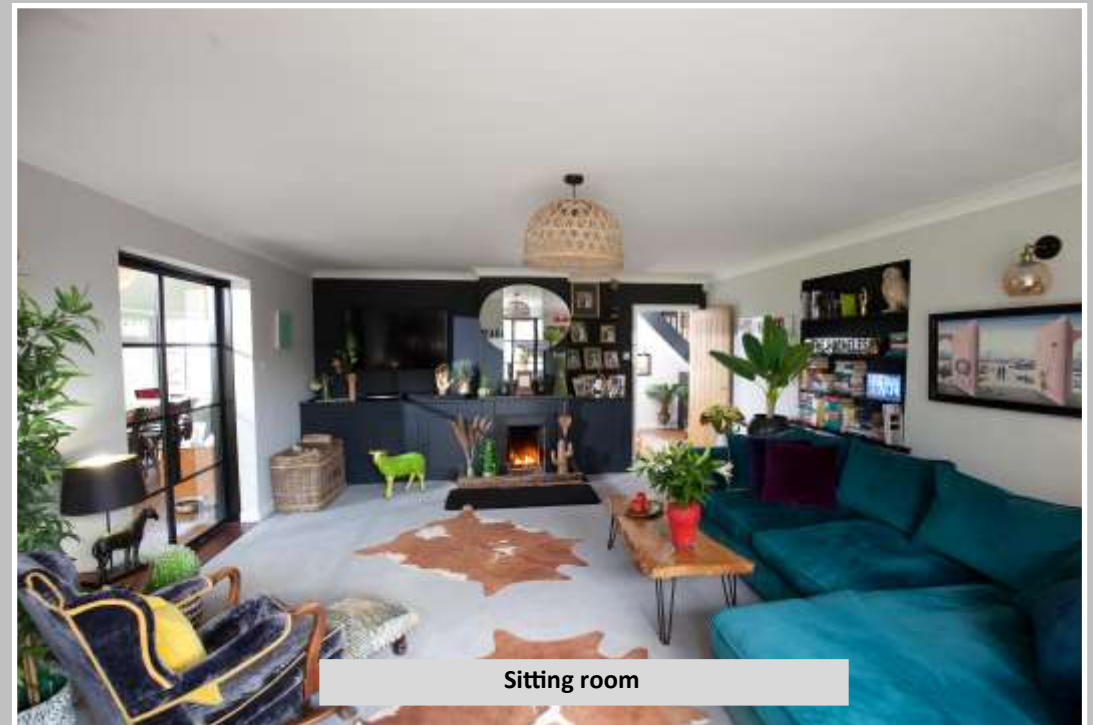
OUTSIDE - Front and rear gardens which are mainly laid to lawn • Gravel driveway offering ample parking • All year heated Swimming Pool with swim jet and telescopic cover • Summer House • Paddock

SERVICES - Mains water and electricity, Oil fired central heating, Private drainage

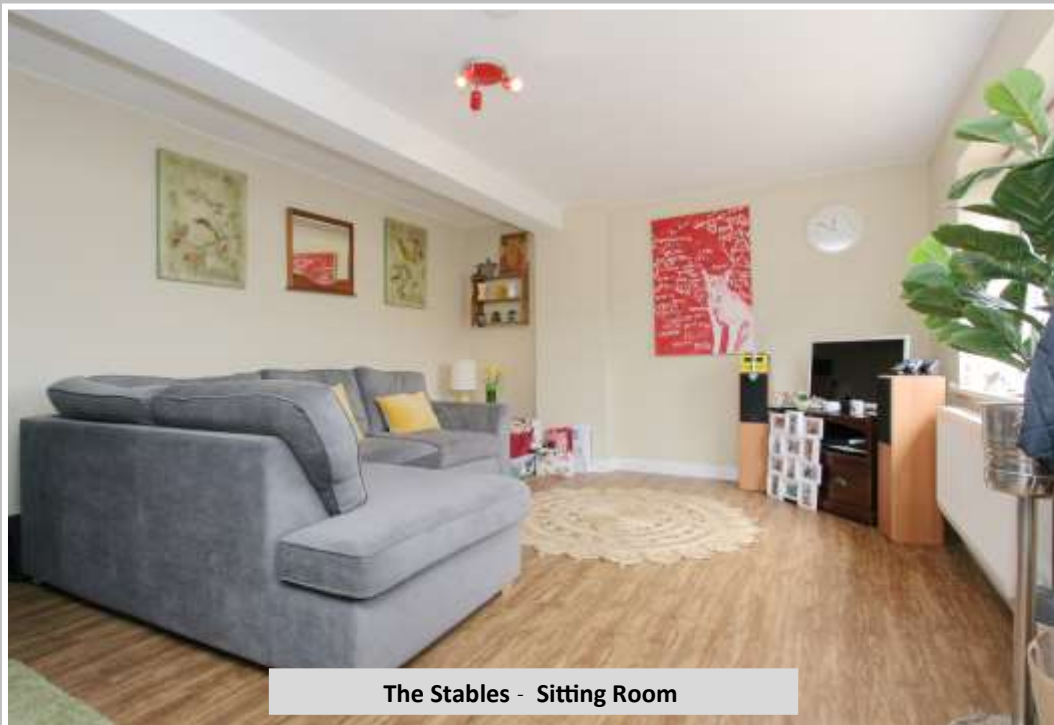
TENURE - Freehold



Kitchen & Dining Area



Sitting room



The Stables - Sitting Room



Lavender Cottage - Bedroom



The Stables - Kitchen



Lavender Cottage - Hallway



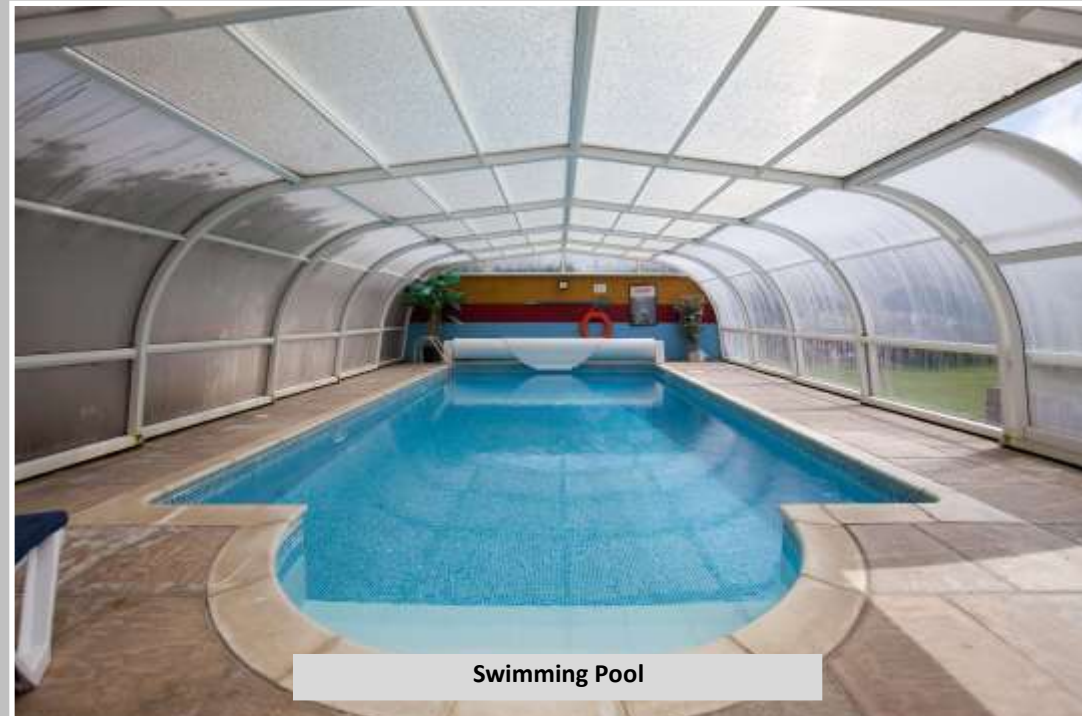
Lavender Cottage - Main Bedroom



Lavender Cottage - Bedroom

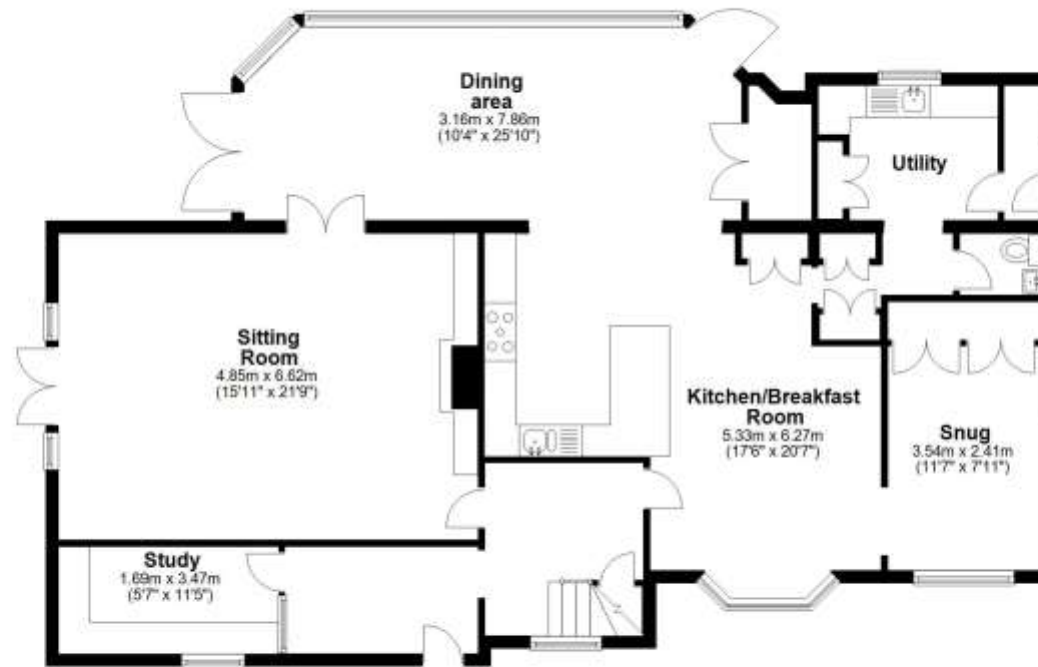


Gardens & Grounds

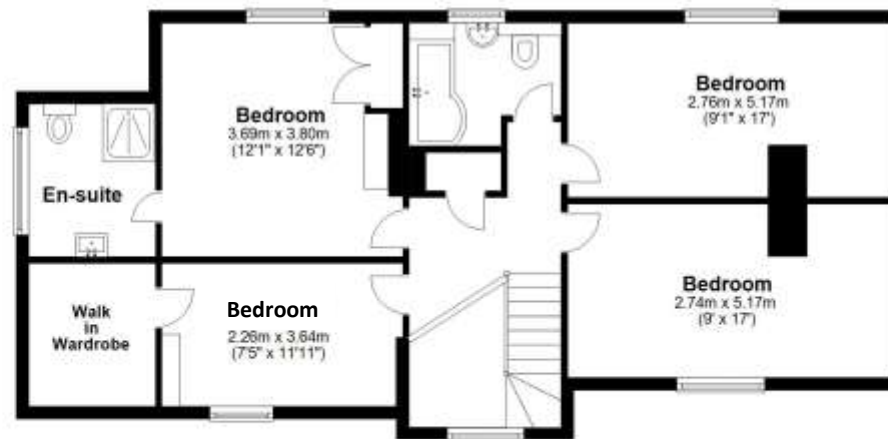


Swimming Pool

Lavender Cottage - Second Floor

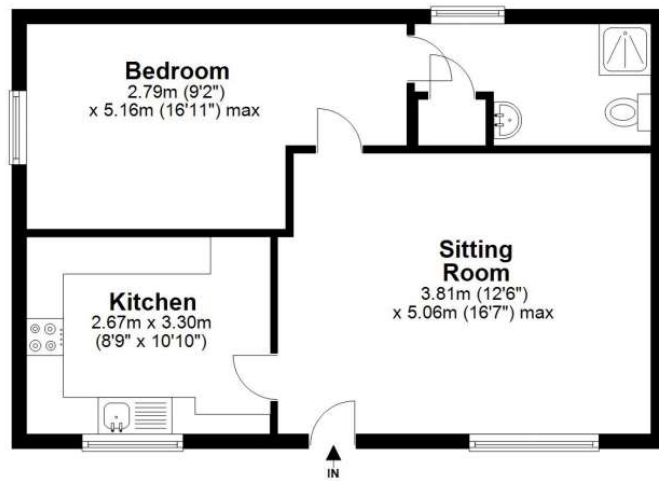


Lavender Cottage - First Floor

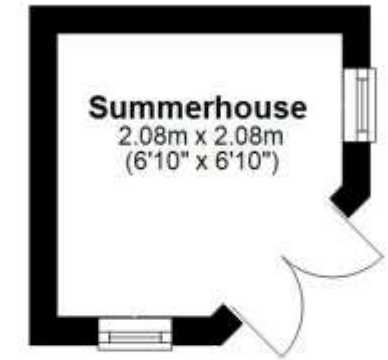
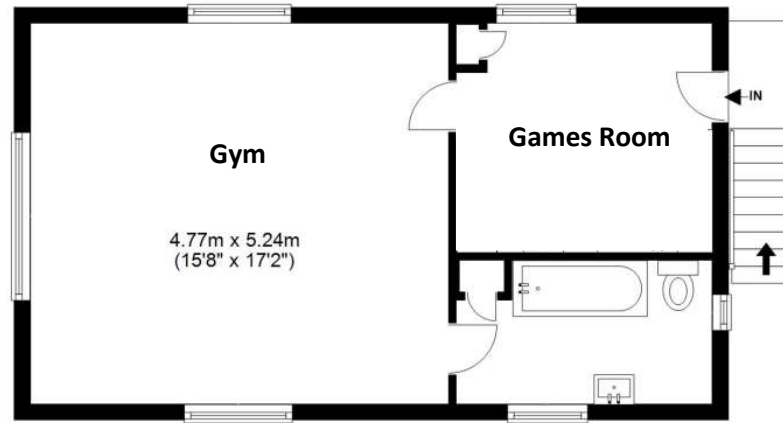


Total Area of Lavender Cottage - 207.9 SQM (2237.4 sq.ft)

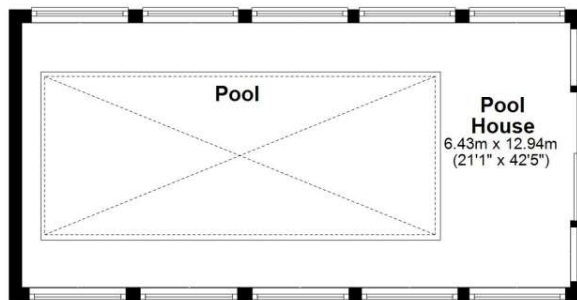
Annex - 1 The Stables - Ground Floor



Annex - First Floor



Swimming Pool



Outbuilding



Total Area of the Annex, Swimming Pool, Shed Store & Summer house - 155.0 SQM (1668.8 sq.ft)

Total Area of Lavender Cottage and Annex - 306.13 SQM (3295.2 sq.ft)

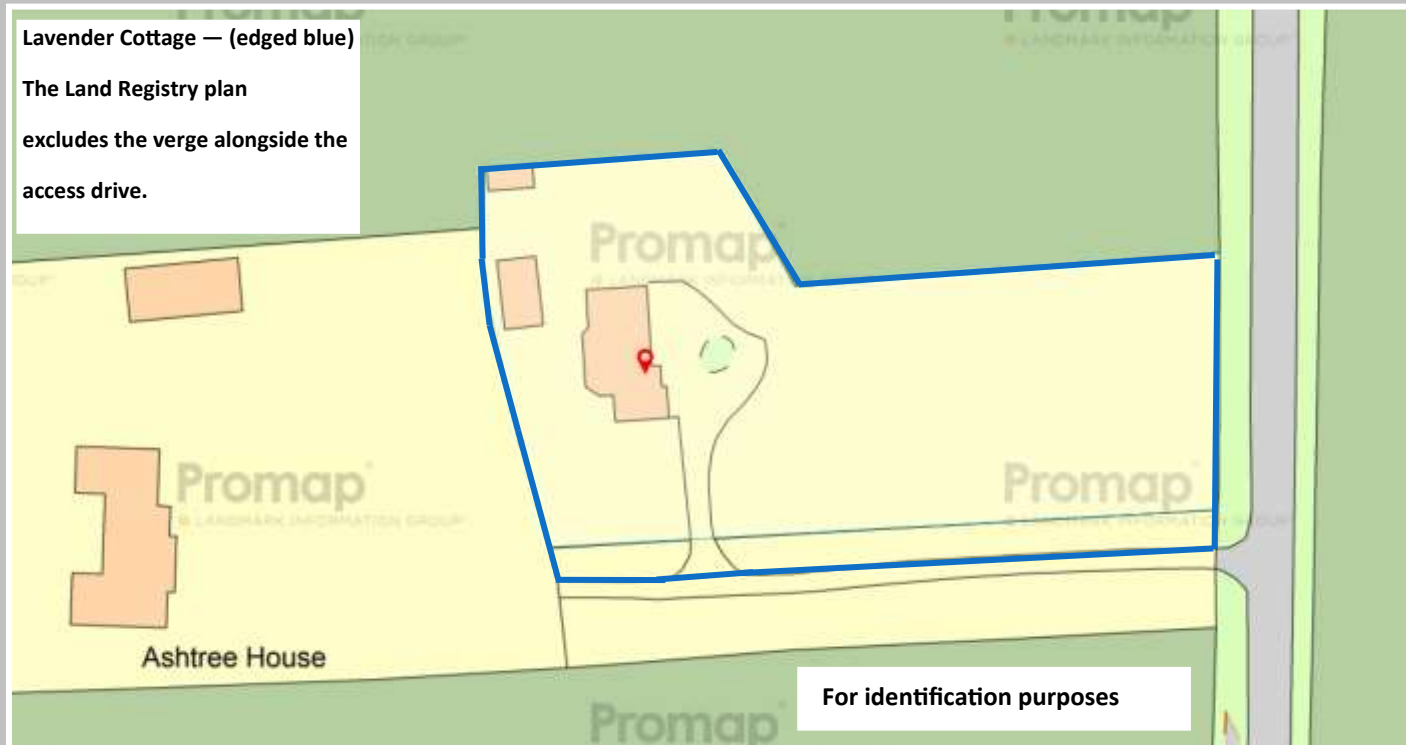
Agents Note

1. Lavender Cottage is not Listed and is not within a conservation area.
2. Lavender Cottage benefits from fibre broadband (50mb download).
3. Lavender Cottage has had Planning Permission or an extension of existing roof. This includes; re—cladding with tiles & a loft conversion providing a guest bedroom, en-suite and store are. In addition the dormer windows will be clad. Test Valley Borough Council Application number - 18/00610/ FULLN . It is thought that the Planning Permission would be renewed and Please ask the agent for more information.
4. The property is approached via a shared drive with the neighbouring property Ashtree House. Lavender Cottage is situated on the road towards the end of the tarmac driveway.

Lavender Cottage — (edged blue)

The Land Registry plan

excludes the verge alongside the access drive.



Directions: SP11 9AA

Leave the A303 at the junction signposted Andover Business Park and take the third exit to Weyhill. Continue through Weyhill and past the craft fair. Take the second exit to Appleshaw on the A342. At the junction turn right to on Biddesden Bottom road to Appleshaw. The property is approximately half a mile, with the shared driveway entrance on the left hand side. Lavender is at the top of the drive on the right.

Viewings - Strictly by appointment through

Myddelton & Major. 01264 342316



Lavender Cottage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	54 E	
21-38	F		
1-20	G		

Money Laundering Regulations 2017

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