



APPLESHAW, ANDOVER, SP11

Carter Jonas

APPLESHAW, ANDOVER, SP11 9BN

DESCRIPTION

Watchmakers Cottage is a delightful well-loved character cottage with lots of potential situated in the desirable village of Appleshaw.

The house has many period features with a feature fireplaces and log burners. The shaker style kitchen has a range of fitted cupboards and benefits from plenty of light and includes a stable door leading out to the beautiful cottage garden. There is a large utility room which also houses the boiler and a separate cloakroom. The open plan kitchen dining room with log burner has exposed floorboards which adds to the character. The cosy sitting room also has a log burner. Upstairs there are 2 double bedrooms and a family bathroom. The property lends itself to further modernisation and possible extension subject to the relevant Planning Consents.

OUTSIDE

To the rear of the house is the private easterly facing garden mainly laid to lawn but with attractive borders and flower beds and a greenhouse. There is also a large outbuilding at the front of the garden which represents the old Watchmakers shop which has fabulous potential.

LOCATION

Appleshaw is situated some 6 miles to the northwest of Andover. The village of Appleshaw itself offers amenities, which include a village pub, church and school. The surrounding area is noted for its outstanding natural beauty. The town of Andover offers comprehensive amenities which include a main line railway station with trains to London's Waterloo (c.70 mins), sports and leisure complex, College of Further Education, various infants, junior and secondary schools. The catchment schools are Appleshaw St Peters C of E Primary School and Harrow Way School in Andover. Peter Symond's Sixth Form College is in Winchester. Independent preparatory schools include Farleigh and Rookwood with Winchester College and St Swithun's in Winchester, Godolphin School in Salisbury and Embley in Romsey. The area is well served by road, with the A303 trunk road providing access to the A34 and M3 motorway.

ADDITIONAL INFORMATION

TENURE Freehold.

LOCAL AUTHORITY Test Valley Borough Council. Council Tax Band E.

SERVICES Electric, oil fired central heating, private drainage.

VIEWING Strictly by appointment through the selling agents Carter Jonas.

A DELIGHTFUL 2 BEDROOM CHARACTER COTTAGE WITH THE BENEFIT OF A FABULOUS DETACHED OUTBUILDING (FORMERLY A SHOP) WHICH HAS A RANGE OF POTENTIAL USES





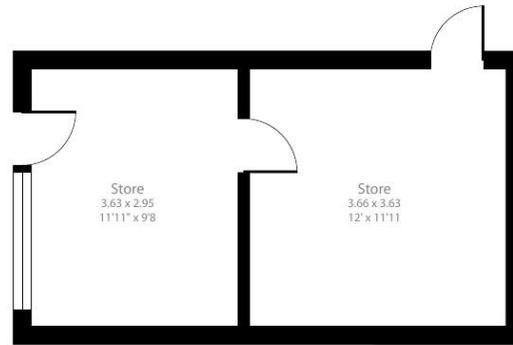
Watchmakers Cottage, Appleshaw, Andover, SP11

Approximate Area = 807 sq ft / 74.9 sq m

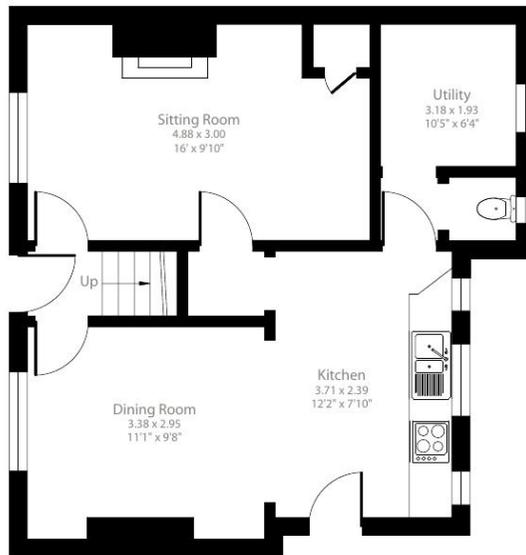
Outbuilding = 264 sq ft / 24.5 sq m

Total = 1071 sq ft / 99.4 sq m

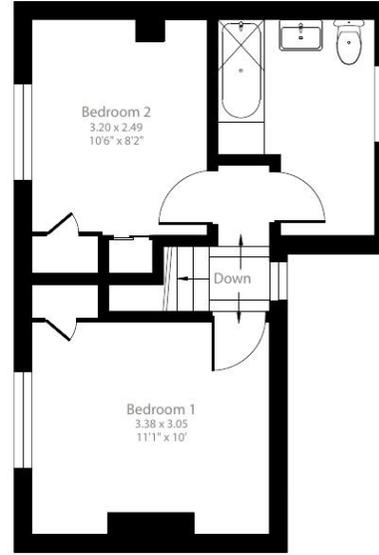
For identification only - Not to scale



Outbuilding



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Carter Jonas. REF: 1026077

Energy Efficiency Rating		Current	Potential
Least energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Most energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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