



KINGSTON LODGE
Quarley, Andover, Hampshire

Carter Jonas

KINGSTON LODGE, QUARLEY, ANDOVER, SP11 8LE

- 5 Bedrooms • 3 Bathrooms • Drawing Room • Dining Room • Eat In Kitchen • Study • Utility Room • Garage
- Driveway Parking • Potential to extend STPP

DESCRIPTION

This period property is a pretty brick and flint house under a tile roof with timber windows and set in an excellent rural location. The house enjoys a wonderfully sunny aspect. The accommodation is as shown on the floor plan and includes a light and airy dual aspect drawing room with open fireplace and double doors on to the terrace. Accessed from the internal hallway off the drawing room is the dining room (currently used as a playroom), the study, bedroom 4 with ensuite shower room and the eat-in kitchen which also benefits from double doors on to the terrace and an Aga. Bedroom number 5, a further bathroom and the utility room complete the ground floor. Upstairs is the principal bedroom with dual aspect, built in wardrobes and further storage in the eaves. There are two further bedrooms beyond and also the family bathroom with shower over the bath.

OUTSIDE

The garden is mostly laid to lawn and surrounds the property on three sides. The L-shape of the property creates a sunny sheltered inner courtyard where the terrace is and is easily accessed from the main living spaces. There is an existing large brick and tile garage with gravelled driveway to the front and side with plenty of parking for a number of cars. The garden and grounds extend to approximately 0.8 acres.

AN ATTRACTIVE L-SHAPED FAMILY HOME, SET IN APPROXIMATELY 0.8 ACRES WITH GREAT POTENTIAL



LOCATION

The historic and unspoilt hamlet of Quarley is situated to the west of Andover in an attractive bucolic setting close to the Hampshire/Wiltshire borders and has the reputation for being one of the county's prettiest villages. The nearby market town of Andover offers a good range of shops with the cities of Winchester and Salisbury also within reach and provide further shopping, eating and other recreational facilities. The many easily accessible recreational pursuits include walking, riding and golf with boating opportunities to be found on the south coast and Solent. The village of Grateley, a couple of miles to the north has a mainline station and provides direct services to London Waterloo twice hourly (1 hour 20 minutes). The A303 provides excellent access to the West Country or to the east via the A34 and M3. There is a good selection of schools in the area including Farleigh, Dauntsey's School, Salisbury Cathedral School, Godolphin, Bishops Grammar (Boys) and South Wilts Grammar School (Girls).

ADDITIONAL INFORMATION

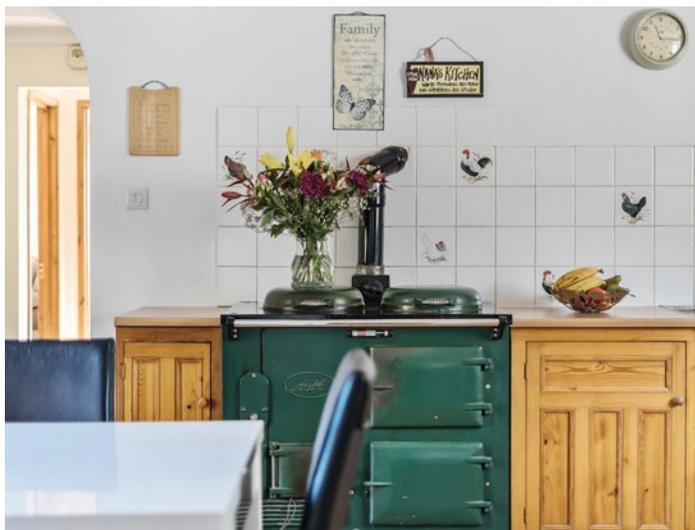
Tenure: Freehold

Local Authority: Test Valley Borough Council

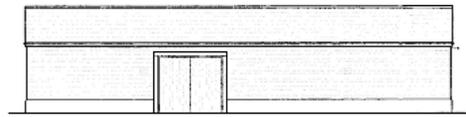
Services: Mains electricity and water. Private drainage and oil fired central heating.

EPC Rating: E

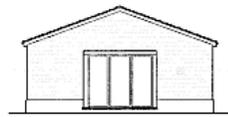
Planning: Kingston Lodge previously had planning consent granted on two occasions (20/00400/FULLN) (11/00043/FULLN) for the erection of a double story extension creating a new principle bedroom suite and dual aspect drawing room. If renewed, this consent would provide a wonderful living space. Consent was previously given for a double garage, tractor store and external office (12/00149/FULLN).



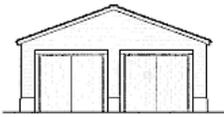




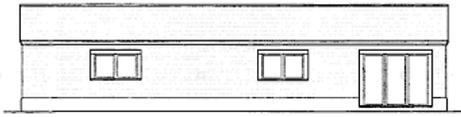
South East Elevation



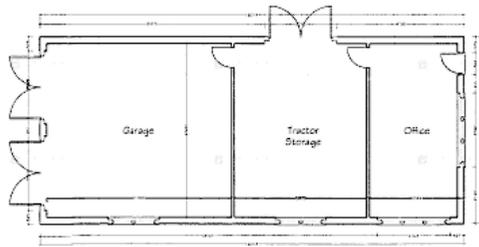
South West Elevation



North East Elevation



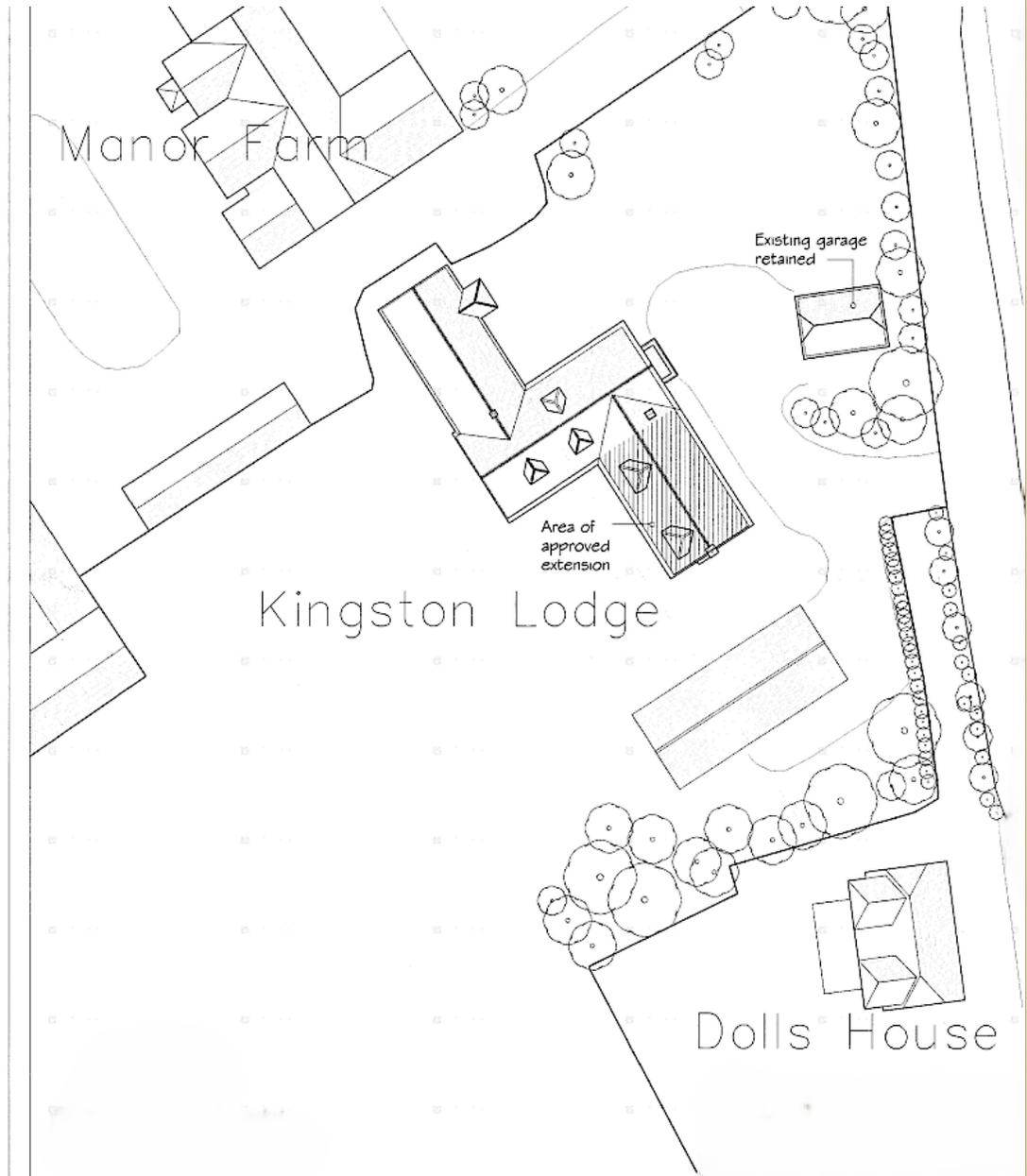
North West Elevation



Floor Layout



Roof Plan





South West Elevation



South East Elevation



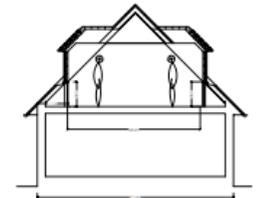
Section A-A



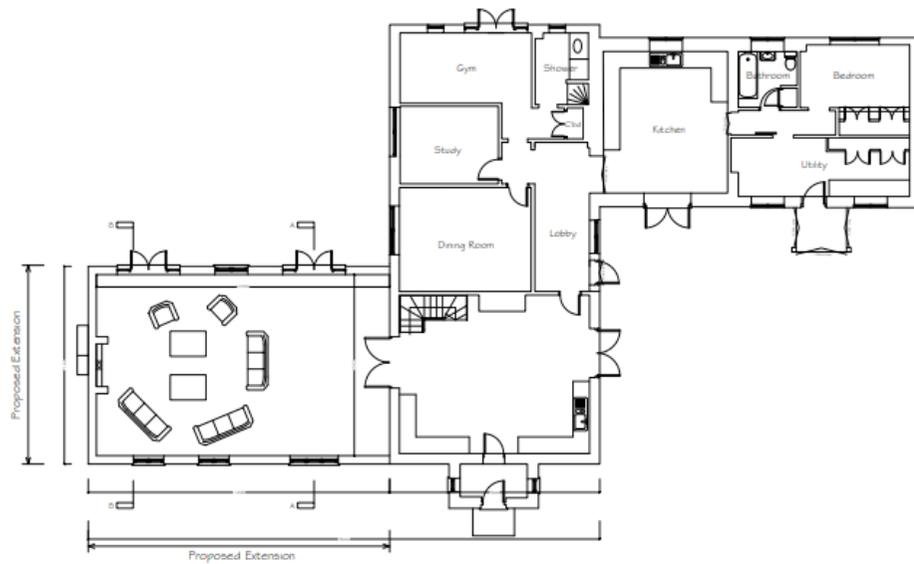
North East Elevation



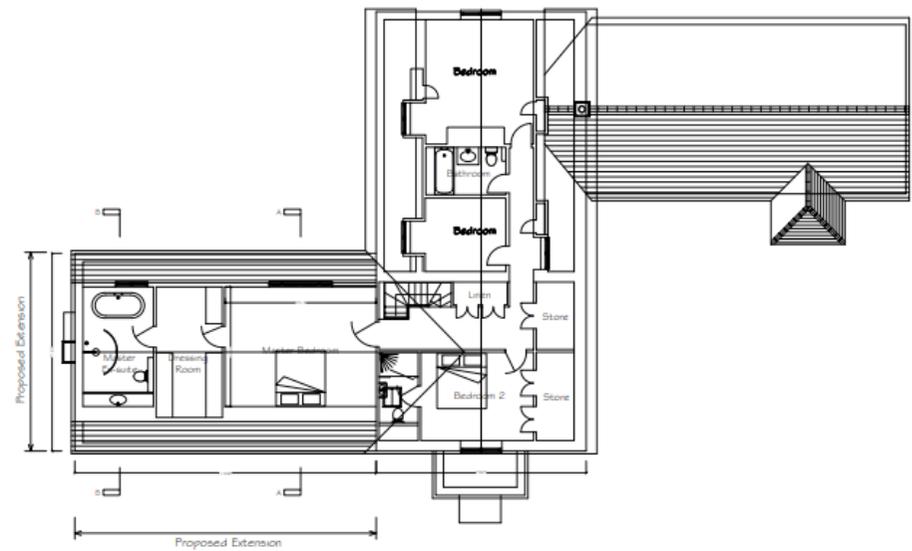
North West Elevation



Section B-B



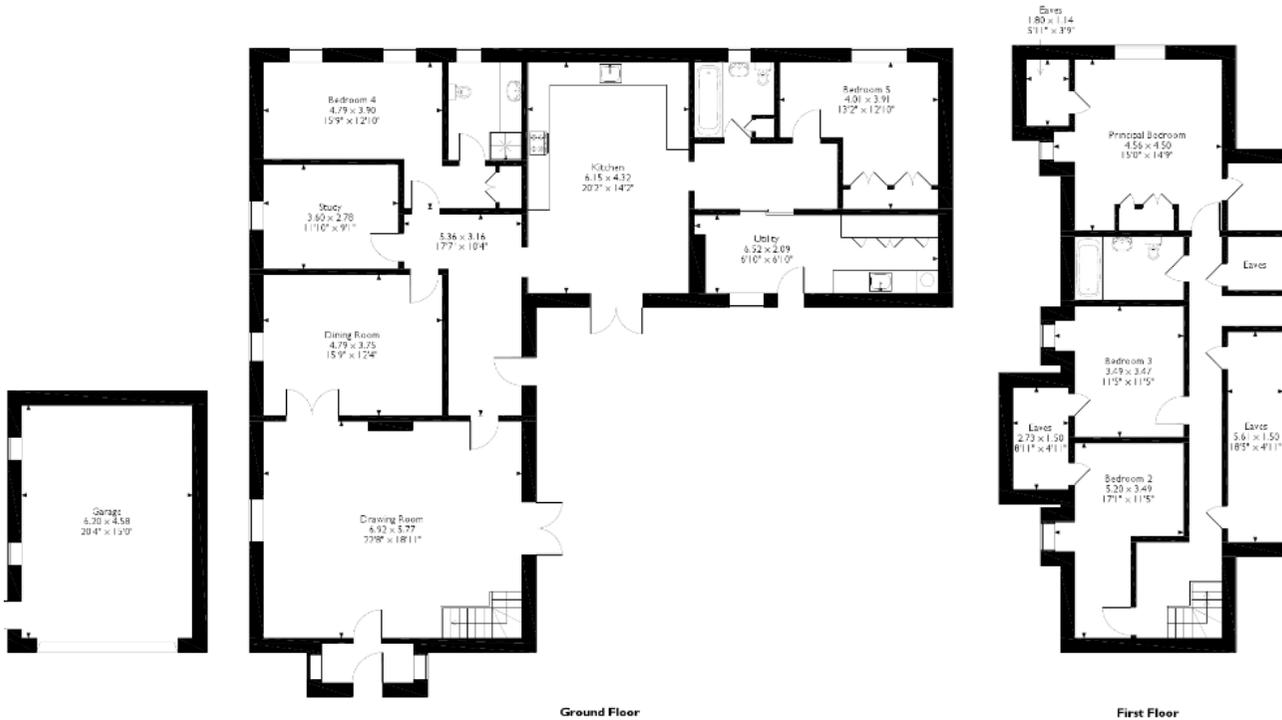
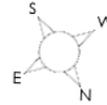
Ground Floor Plan



First Floor Plan

Drawings for proposed plans

Kingston Lodge Grateley, Andover
Approximate Gross Internal Area
Main House = 240 Sq M/2578 Sq Ft
Garage = 28 Sq M/306 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|---------------------------------------------|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 45 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

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