



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

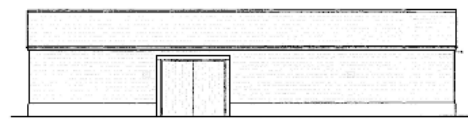
Services: Mains electricity and water. Private drainage and oil fired central heating.

EPC Rating: E

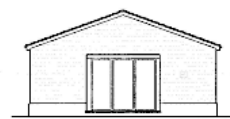
Planning: Kingston Lodge previously had planning consent granted on two occasions (20/00400/FULLN) (11/00043/FULLN) for the erection of a double story extension creating a new principle bedroom suite and dual aspect drawing room. If renewed, this consent would provide a wonderful living space. Consent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







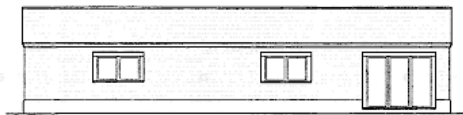
South East Elevation



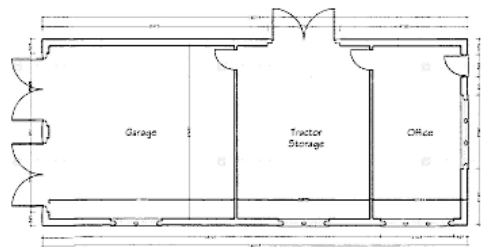
South West Elevation



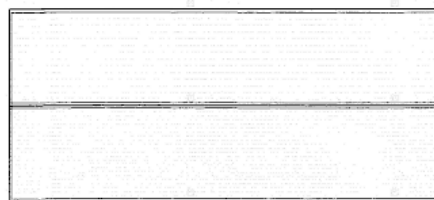
North East Elevation



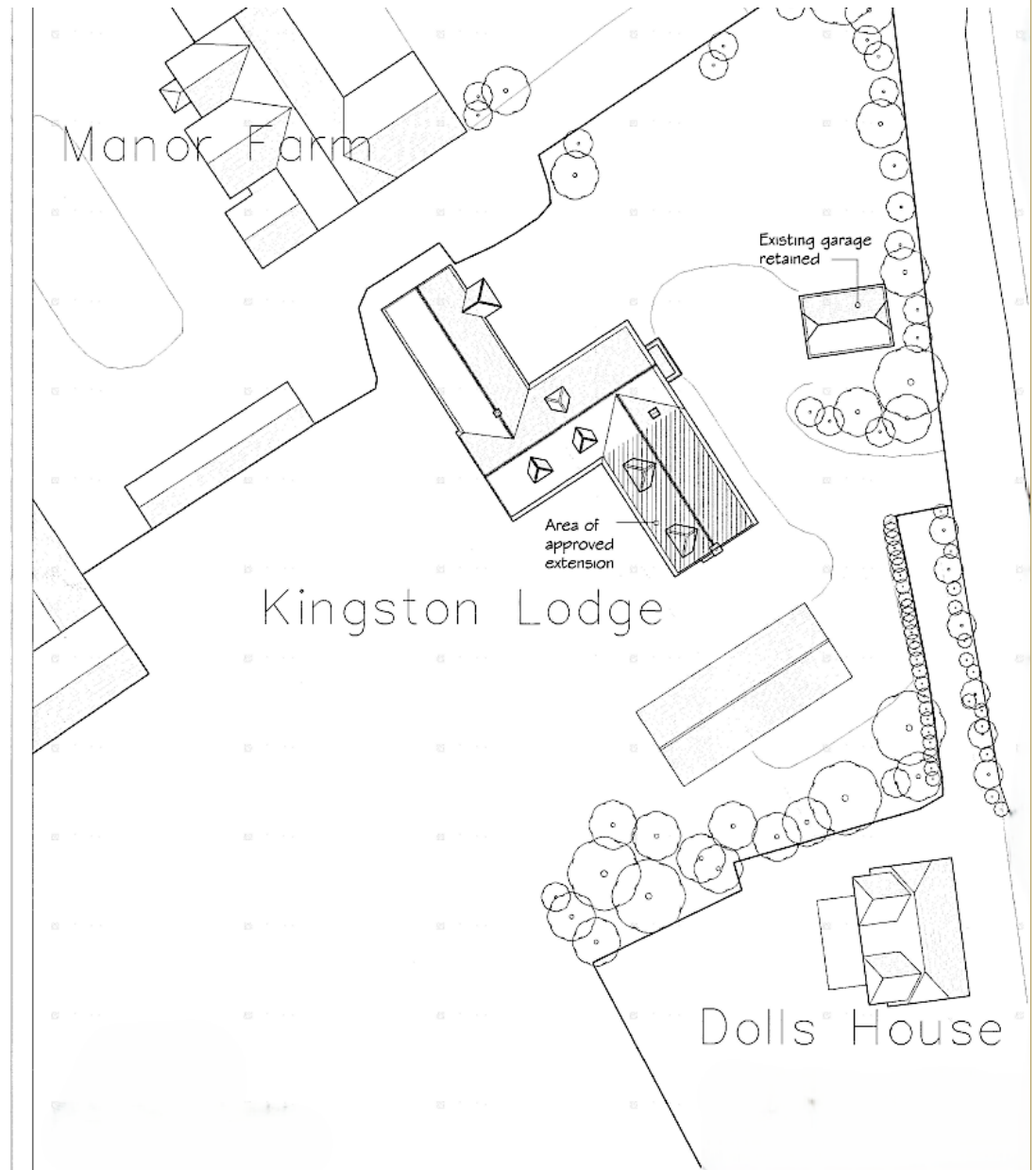
North West Elevation

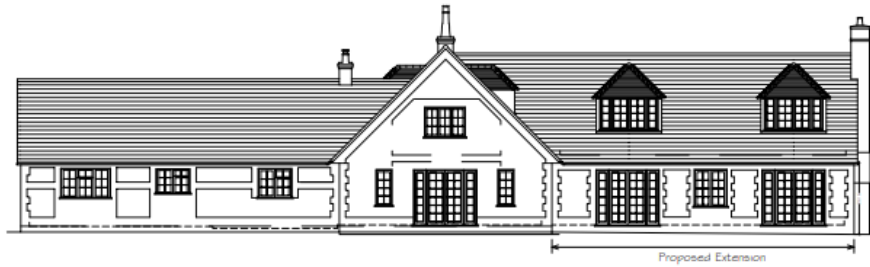


Floor Layout



Roof Plan

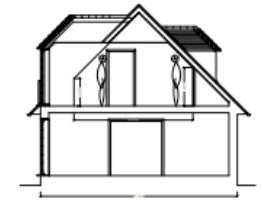




South West Elevation



South East Elevation



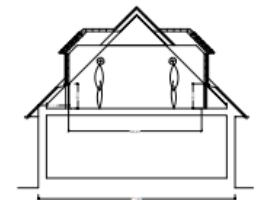
Section A-A



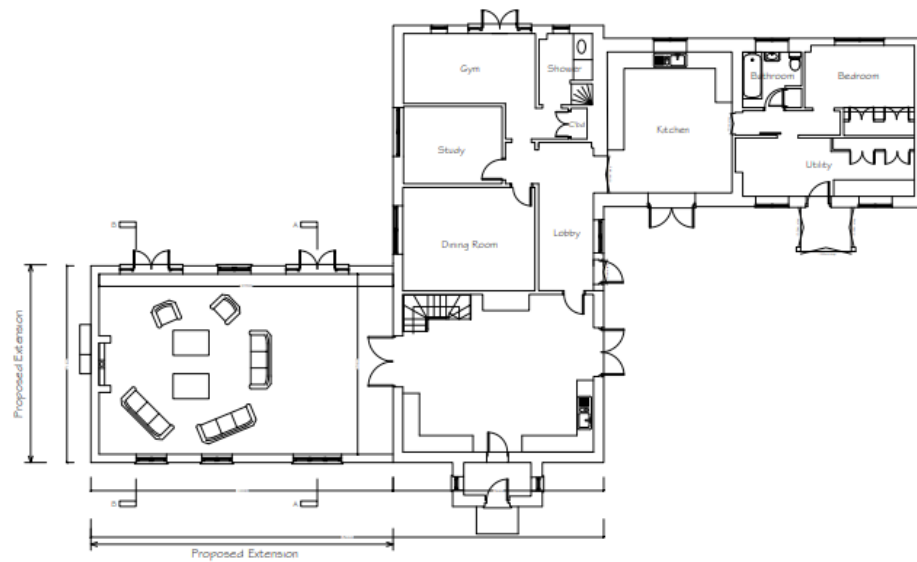
North East Elevation



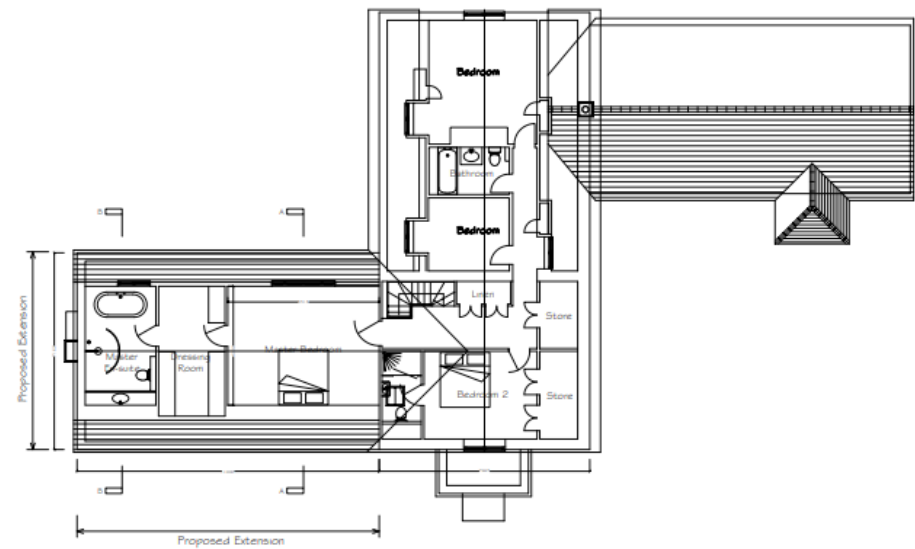
North West Elevation



Section B-B



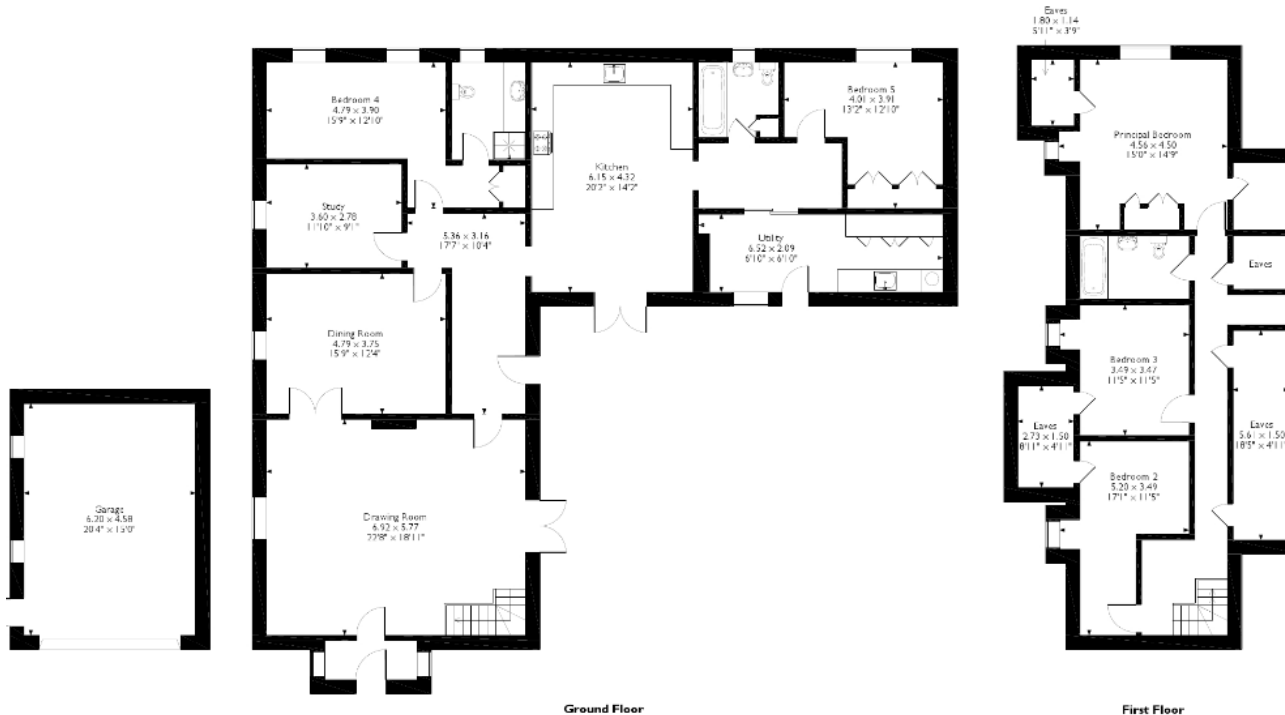
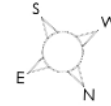
Ground Floor Plan



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



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		

Winchester Sales 01962 842742
winchester@carterjonas.co.uk
9a Jewry Street, Winchester, Hampshire, SO23 8RZ

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.