



A charming cottage set in a prime village location

2 Paddock Cottages, Longparish, Andover, Hampshire SP11 6PY

Freehold





Entrance hall • 2 reception rooms • Kitchen  
• 3 bedrooms • Bathroom • Good size rear garden  
• Off-road parking • EPC = E

### Situation

Paddock Cottages is located within the heart one of the most sought-after villages in the Test Valley. Longparish has a population of around 700 residents who enjoy the pretty village environment, which comprises many period houses, a village hall, a public houses, a primary school, village store and post office, cricket club and 13th century church. The renowned pub "The Plough" has also just been bought by the Longparish community. This thriving community runs various social activities centred around its clubs and organisations. The beautiful surrounding countryside offers various walks including the Test Way and Harewood Forest, which is to the west of the village, together with fishing on the Upper Test. The nearby town of Andover provides various amenities, with the cathedral city of Winchester to the south. Railway links can be found at Whitchurch (London Waterloo approximately 1 hour) and Micheldever Station, 4.6 miles and 7.7 miles respectively. Road links are excellent with the A303, A34 and M3 all within extremely easy reach.

### Description

This beautiful three bedroom semi-detached cottage has undergone significant refurbishment by the current owner resulting in a fabulous living environment. The property is approached by an oak framed entrance porch leading through to the hall which provides access to the living space. On the ground floor is a well-proportioned 12ft living room with an open fire with brick surround, corning and wooden floors and a fabulous open plan sitting/dining room which is the real hub of the home. This room is particularly spacious and has some beautiful features including the wood burner, corning, wooden floors and double doors opening to the landscaped garden. In turn, this leads through to the kitchen which is fitted with a good range of modern wall and floor mounted units and benefits from access through to the side of the property. On the first floor are three good size bedrooms and bathroom with a modern white suite with a shower above the bath.





From the first floor landing is access to the loft space which, subject to the necessary building regulations and planning consents, would be a great opportunity to convert into a further bedroom or would potentially lend itself very well to a home office. In all, this property has the perfect blend of modern additions and charming period features.

### Outside

The formal landscaped gardens lie to the rear of the cottage and are primarily laid to lawn with a patio area providing a great space for outdoor entertaining. There is pedestrian access to the side of the property and a really good size gravelled area to the front providing ample off road parking.

### Accommodation

See floor plans

### Tenure

Freehold.

### Services

Mains water, electricity and drainage. Oil-fired central heating.

### Outgoings

Council Tax – Band D

### Post Code

SP11 6PY

### Local Authority

Test Valley Borough Council

### Energy Performance

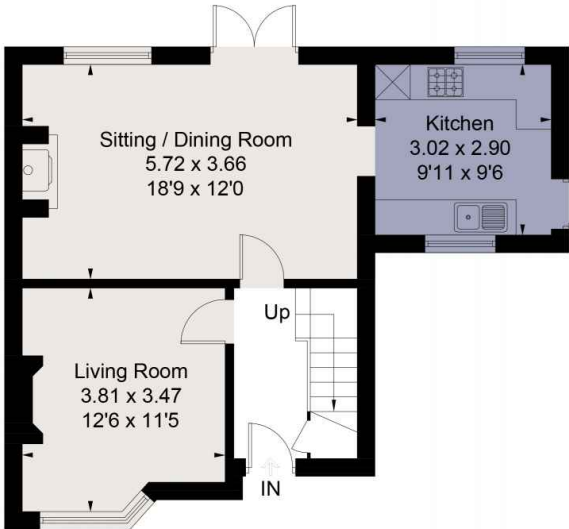
A copy of the full Energy Performance Certificate is available on request.

### Viewing

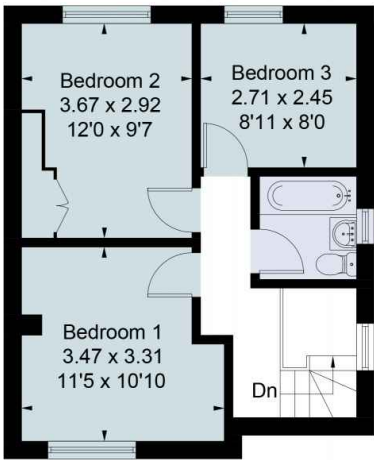
Strictly by appointment with Savills.



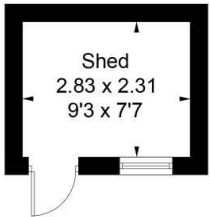
Approximate Area = 89.7 sq m / 966 sq ft  
(Excluding Shed)  
For identification only. Not to scale.  
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Ground Floor



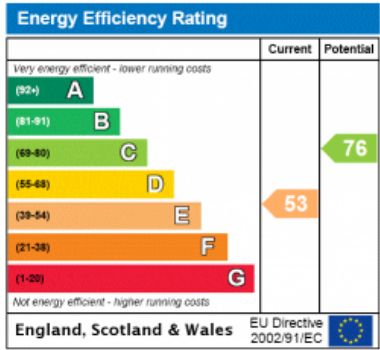
First Floor



(Not Shown In Actual  
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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