

FAIRWAYS

ANDOVER DOWN · ANDOVER · SP11 6JJ



savills







# FAIRWAYS

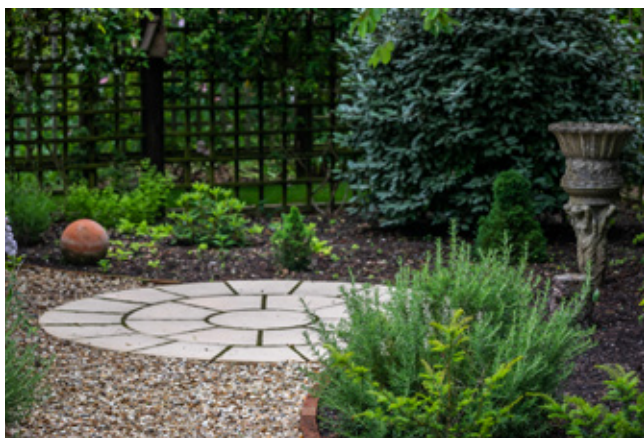
ANDOVER DOWN • ANDOVER • SP11 6LJ

A MAGNIFICENT DETACHED FAMILY HOME OFFERING AN EXCEPTIONAL LIVING ENVIRONMENT IN APPROXIMATELY 0.46 ACRES.

## ACCOMMODATION

Entrance hall • Sitting room • Kitchen/dining/family room • Utility room • Study • Downstairs cloakroom  
Principal bedroom with en suite • Bedroom 2 with en suite • Two further bedrooms • Family bathroom • Double and single garage

Gardens of about 0.46 acres



### **Savills Winchester**

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## SITUATION

Fairways is situated between Stockbridge and Salisbury in the picturesque Test Valley. The nearby village of Longparish comprises a village hall, two public houses, a primary school, village store and post office, cricket club and 13th century church as well as a thriving community.

Stockbridge offers a more comprehensive range of facilities with a variety of local shops, galleries and interesting boutiques. It also has an excellent range of restaurants and public houses and first class local amenities including a church, doctor's surgery, and both primary and secondary schools. Situated with excellent access to the cities of both Winchester and Salisbury, the area is renowned for its excellent schooling with Godolphins in Salisbury, Farleigh School nearby (7.3 miles), access to Cheam to the north and Winchester to the east with its range of schooling establishments including Winchester College, St. Swithun's School for girls, Pilgrims and the highly regarded Peter Symonds

College.

The area is renowned for its country sports with excellent riding, walking and, of course, fly fishing on the world-famous River Test and its tributaries. The south coast is nearby, as is the New Forest.

## DESCRIPTION

Fairways is a beautiful, extended 1930's family home which has been meticulously refurbished to an exacting standard by the current owners. The property benefits from features typical of a house of this era, including well-proportioned rooms and high ceilings, whilst being enhanced with modern influences to create a fabulous living environment.

The property is approached through an attractive arched doorway leading to a porch area, beyond which is a particularly spacious and welcoming entrance hall. The sitting room is a superb reception room with a central fireplace housing the wood burner.

At the heart of this fine home is the stunning open plan kitchen/dining/family room; a truly exceptional, atmospheric living space, perfect for entertaining. The kitchen is comprehensively fitted, including a central island and all Neff appliances. Views over the beautifully landscaped rear garden can also be enjoyed. The dining area offers space for a large dining table and chairs, with bi fold doors providing access to the outside patio area. The family area within this room is a great space for both entertaining and everyday living, with a cylindrical wood burner, which is an attractive feature and very much in keeping with the modern feel of this room. This also has a back boiler heating the water in the thermal store. From the dining area is access to a separate office, which would also lend itself to a snug or play room. Completing the ground floor accommodation is a utility room, with access outside, and to a ground floor cloakroom. There is underfloor heating throughout the ground floor, and beautiful Amtico flooring in all rooms apart from the sitting room.



The first floor landing features a beautiful stained glass window. The principal bedroom suite is a generous room with central fireplace and a contemporary en-suite shower room. On the first floor are three further double bedrooms, one with an en-suite bathroom and Juliet balcony overlooking the rear garden, in addition to a separate family bathroom.

The property is approached over a gravel driveway through electric gates leading to the front of the property, with substantial off road parking, a separate double garage and additional single garage. Fairways sits in a plot of approximately 0.46 acres, the gardens of which are a particular feature of this home. The main gardens lie to the rear of the property and have been attractively planted and landscaped to provide a real oasis and a good degree of interest throughout the year. There is an expanse of level lawn with well-established specimen plants and trees in addition to patio and seating areas, perfect for outside dining. Towards the rear of the garden are an array of fruit trees, a shed/workshop and a wonderful outlook over adjoining farmland.

In all, Fairways has been superbly refurbished to create a beautifully presented family home, with the perfect balance of period and contemporary features.

#### TENURE

Freehold.

#### SERVICES

TBC

#### POSTCODE

SP11 6LJ

#### LOCAL AUTHORITY

Test Valley Borough Council

Council Tax Band F

#### ENERGY PERFORMANCE

Full Energy Performance Certificate available by request

#### VIEWING

Strictly by appointment with Savills.





# Fairways, Andover Down, Andover SP11 6LJ

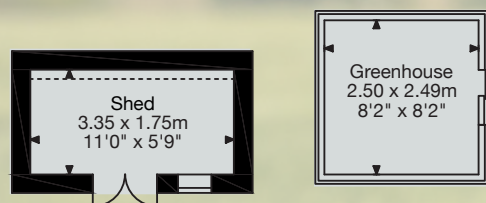
## Gross Internal Area (Approx)

**Main House** 210 sq m/2,260 sq ft

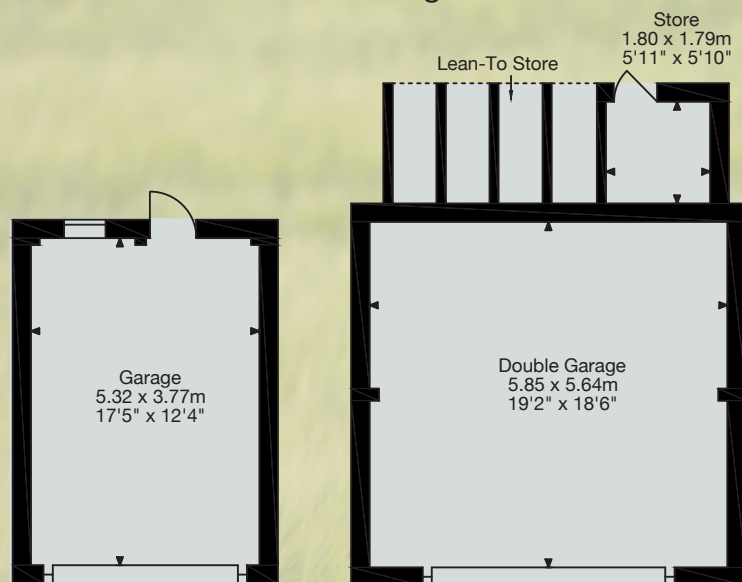
**Outbuildings** 12 sq m/128 sq ft

**Garage** 55 sq m/596sq ft

**Total Area** 281 sq m/3,024 sq ft

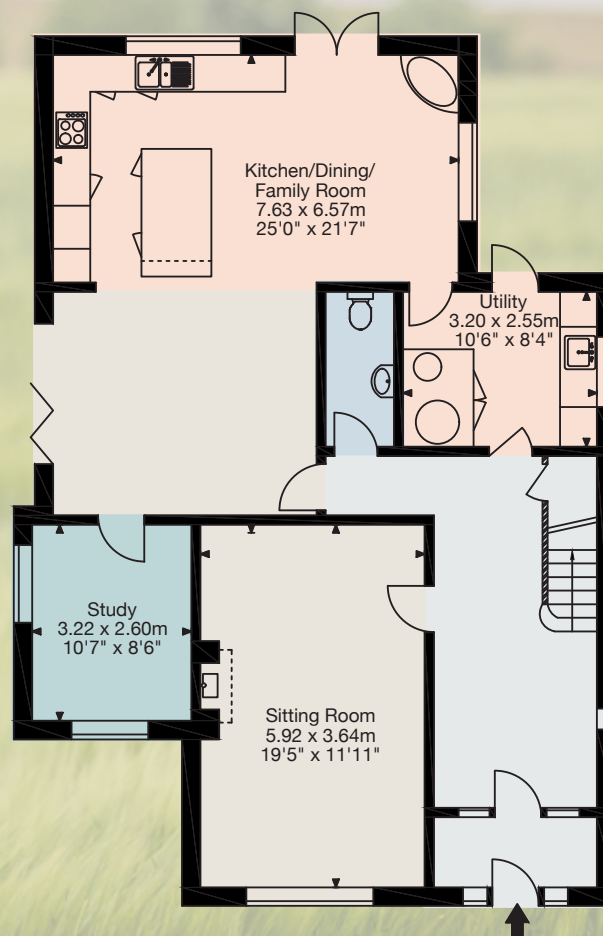


Outbuildings

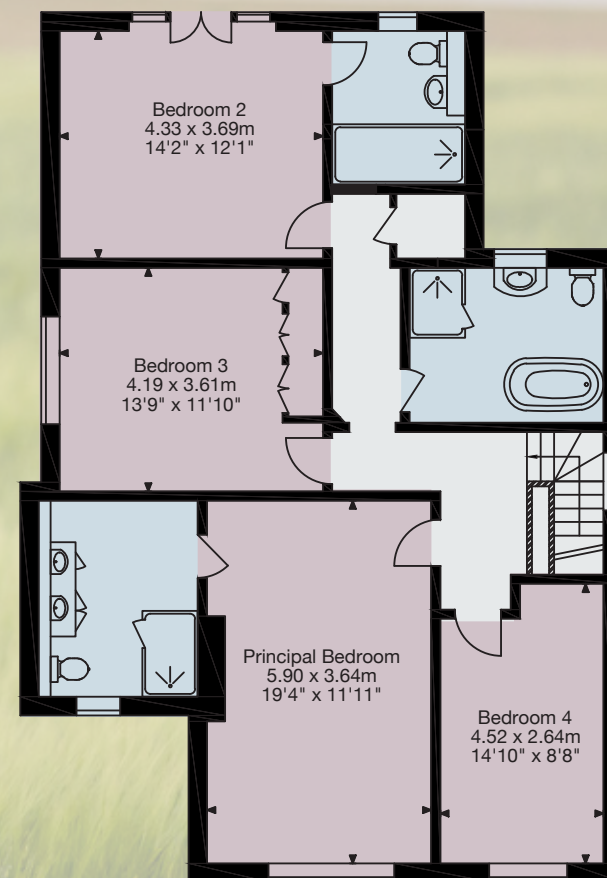


Garage

Garage



Ground Floor



First Floor

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