



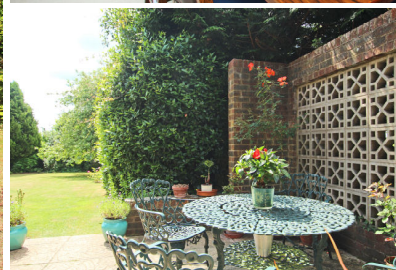
CHARLES POWELL
ESTATE AGENTS

www.charles-powell.co.uk



Orchard House
Whiteparish
£650,000

This has been a really happy, family home where we have entertained, time and again, over the years - whatever the season.



There are ample opportunities to participate in village life and enjoy Whiteparish's strong community spirit. We are so lucky to have our wonderful Village Shop with its excellent range of goods.

Orchard House

Whiteparish

SP5 2SD

Summary of Features

- ❏ Four bedroom detached house
- ❏ Master ensuite with dressing room
- ❏ Separate reception rooms
- ❏ Bright and airy accommodation
- ❏ 'Shaker Style' kitchen and utility/boot room
- ❏ A delightful plot approaching 1/3 acre
- ❏ Large front garden and a private rear garden backing onto farmland
- ❏ Double garage with up and over door and large sweeping driveway
- ❏ A short distance from the village centre
- ❏ Outstanding Ofsted village primary school and within catchment of Salisbury Grammar Schools

Introduction

Set back from the thoroughfare and screened by established shrubs and trees is this superb four bedroom family home backing onto rolling countryside. Situated within the heart of the desirable village of Whiteparish, Orchard House benefits from a sunny south facing rear garden with a double garage and offers a lovely rural feel whilst being within easy reach of the abundant village amenities including a Post Office and village shop, Doctors' Surgery and two public houses. The property features an array of versatile reception rooms enjoying multi aspect windows affording much natural light and attractive views over the tranquil rear garden. The garden is of generous proportions, approaching 1/3 acre, is well stocked with established shrubs and trees, together with a pleasant patio area to the side elevation, ideal for summer entertaining. There is also a large productive kitchen garden, perfect for 'growing your own'. Whiteparish is conveniently located for easy access to commuting links via the A36, A27 and M27. There are regular bus services to Salisbury, Romsey and Southampton and the property is within catchment of excellent local schooling both state and private.

Description

A UPVC door opens to the generous hallway from which all principal rooms radiate and features a large cloaks cupboard, cloakroom and under stairs storage cupboard. The dual aspect kitchen is well-appointed featuring a quarry tiled floor with ample space for a breakfast table and chairs. The units are arranged in a 'shaker style' featuring extensive matt white coloured eye and base level cabinets and wooden effect worktops. Fitted appliances include a Neff four ring ceramic hob, cookerhood and electric oven. The kitchen is supplemented by a useful utility room with space and plumbing for

appliances and separate plant room. The dining room enjoys a triple aspect including French doors which open to the garden and can host a large dining suite. The wonderfully bright sitting room is accessed via glazed double doors centred upon a delightful 'Adams' style open fireplace with marble surround and wooden mantle. There is a separate study with an attractive square bay window which could be utilised as another bedroom if desired. The spacious first floor landing provides access to the airing cupboard with immersion tank, separate storage cupboard and four excellent sized bedrooms with the master featuring a large mirror wardrobe, dressing room and ensuite facilities. The remaining three bedrooms, two of which feature built in wardrobes, are served by the family bathroom comprising a matching three piece suite.

Outside

Accessed via a wooden five bar gate the extensive driveway sweeps around to the double garage with up and over door. There is access, on either side of the property, to the sunny garden with substantial patio terrace to the side elevation. There are steps down to the large lawns which are flanked by established trees and shrubs providing a high degree of privacy and seclusion. To the rear of the garden is a productive kitchen garden and the stunning backdrop of uninterrupted open farmland.

Agent Note

The property benefits from UPVC double glazing, mains drainage, water, electricity and oil fired central heating. The rateable value for the property is Band F.

Location

Whiteparish is a lively and welcoming village on the fringes of Wiltshire enjoying a considerable range of

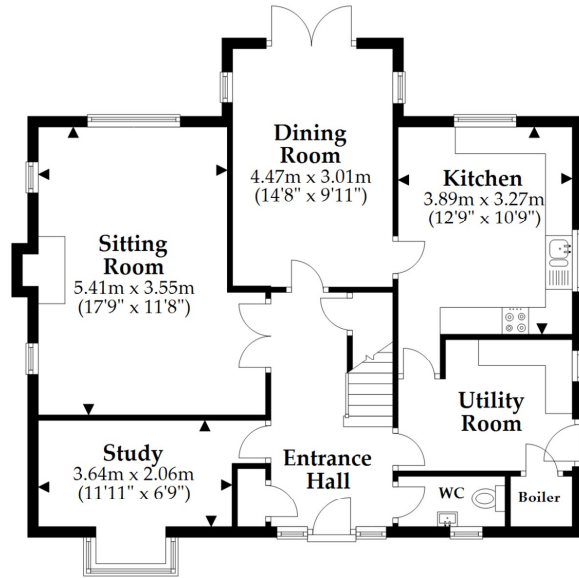
societies, clubs and activities. A new memorial community centre with all weather games courts hosts many events and lies next to the village Doctors' Surgery. The church is a vital part of village life and is closely linked to the 'Outstanding' Ofsted primary school. There are riding stables within the village adjoining the New Forest National Park whilst stunning walks and cycle rides are also available around the village. Whiteparish enjoys excellent commuter access being equidistant to Romsey and Salisbury (approx. 8 miles) and convenient for Southampton (approx. 14 miles), Winchester, Chandlers Ford and Bournemouth.

Directions

From our offices in West Wellow head north on the A36 passing through the villages of Plaitford and Landford turning right at the signpost for Whiteparish onto Common Road. Upon reaching the village church, turn right and continue on the Romsey Road and the property can be found soon after the Parish Lantern.

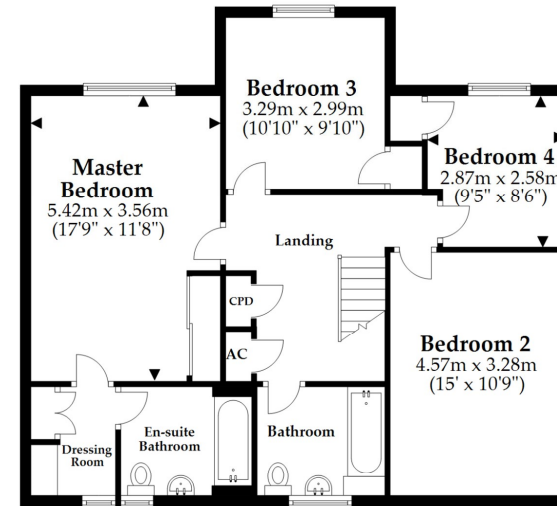
Ground Floor

Approx. 80.4 sq. metres (865.9 sq. feet)



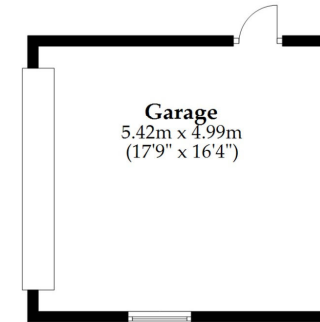
First Floor

Approx. 79.9 sq. metres (859.9 sq. feet)



Outbuilding

Approx. 27.0 sq. metres (291.1 sq. feet)



Total area: approx. 187.4 sq. metres (2016.9 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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