



Lime Tree, Fullerton Road, Wherwell, Andover, Hampshire, SP11 7JS

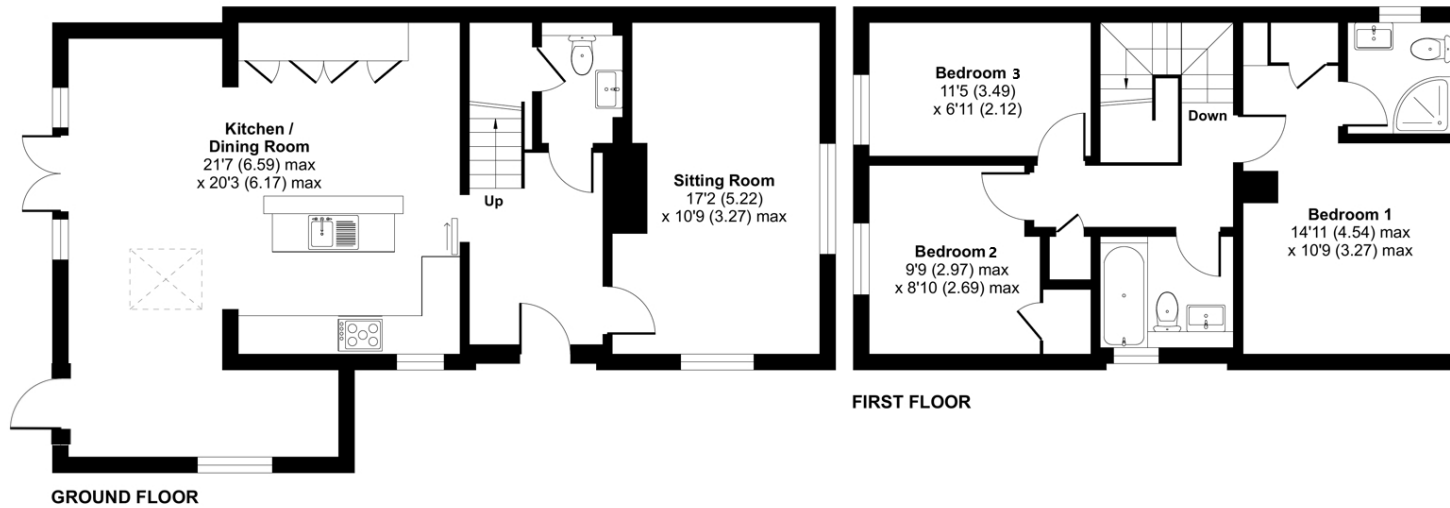


ACCOMMODATION

A truly stunning home, offered to the market with no onward chain and presented to an exceptionally high standard throughout. Traditionally constructed, it features smooth, cream-coloured rendered elevations, timber double-glazed casement windows, and a handmade clay tiled roof. The entrance to the house boasts a charming tiled porch with an oak framework, opening into a spacious entrance hall—an inviting space to welcome visitors. The sitting room exudes warmth and character, featuring a dual-aspect design and an open fireplace housing a "Cotswold" wood-burning stove set on a slate hearth. The heart of the home is a stunning and recently extended kitchen/breakfast room. Designed with gorgeous shaker-style units, plenty of storage, and a wonderful kitchen island with seating, it is the perfect space for entertaining. The extension features a vaulted pitched roof that allows natural light to flood in, offering ample room for a dining area, additional seating, and a versatile space currently used as a home office. Beautiful Crittall doors open onto the landscaped patio garden and parking spaces, seamlessly blending indoor and outdoor living. A sliding pocket door reveals an understairs recess with plumbing for a washing machine and space for a tumble dryer. The downstairs cloakroom completes the ground floor. On the first floor, the principal bedroom suite benefits from a dressing area with a built-in wardrobe and a luxurious en-suite. There are two further bedrooms, one of which includes a built-in wardrobe, while the family bathroom serves the remaining bedrooms. The property also benefits from underfloor heating downstairs, a ground source heat pump and the potential for a loft conversion. Outside, the elegant electric gates add a sense of exclusivity, leading to a granite-edged brick-paved drive that connects to a Cotswold stone driveway, providing access and turning space for the parking bays at the rear of the property. The beautifully landscaped gardens are lawned and enclosed by beech hedging, complemented by a well-stocked border and a mature lime tree, enhancing the charm and privacy of this exceptional home.

Approximate Area = 1256 sq ft / 116.6 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 90 |
| (81-91) | B | | |
| (69-80) | C | 76 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2025. Produced for Charters Estate Agents Limited. REF: 1263004



Scan the QR code to find out more information about this property.

SITUATION

Set in the picturesque village of Wherwell with its popular pub, village school and near to Stockbridge and the market town of Andover which is an area steeped in fascinating history. Andover has a range of shopping, educational and recreational facilities. The mainline railway station runs a direct route to London's Waterloo in just over an hour. Easy access to the A303 and a short drive to Basingstoke with good road access to both London and the West Country.



SPECIFICATION

- Beautifully presented home
- Electric gates and parking
- Central village location
- Three bedroom
- Stunning extended kitchen/breakfast room
- Separate living room
- Downstairs cloakroom

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band D

ASKING PRICE £675,000

TENURE

Freehold