

# Haydown Lodge, East Cholderton, Andover

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Charming Grade II listed and recently re-thatched cottage located within the hamlet of East Cholderton. Believed to date back to the late 18th century the accommodation is bursting with character, including original and additional features.

Haydown Lodge is located in a south-facing position, surrounded by mature bushes and blooming flowers.

Upon entering Haydown Lodge, you are welcomed into a large hallway leading into the light family kitchen/breakfast room. Further into the property is a large dining room, with its original decorative inglenook fireplace, and an additional sitting room with a French door with access into the garden.

Downstairs also includes a study, utility room and additional WC.

The upstairs of the property is situated down a long hallway with plenty of spacious storage facilities. A large principal bedroom, with built-in storage, three further bedrooms and two family bathrooms.







The attractive hamlet of East Cholderton lies approximately 4 miles from the town of Andover within the Test Valley. The village of Thruxton is 1 mile to the north and has two public houses, local amenities, and a church. The cities of Salisbury and Winchester nearby provide a wide range of retail, leisure and business facilities. Communications are excellent, with the M3 Junction 8 approximately 18 miles away via the A303 and the A34 providing access to Winchester, Newbury and Oxford. Regular train services to London's Waterloo run from Andover and Winchester, with a journey time of around 60 -70 minutes. Excellent local schools nearby, both state and private, with brilliant facilities. Distances and times approximate.





Haydown Lodge is located in a beautiful and spacious garden, the lawned garden surrounded in mature trees and bushes with many flower bedded areas. Situated at the back of the garden is a garden bench to be able to enjoy the views of the garden, as well as a patio area perfect for entertaining. Haydown lodge garden is located to the west of the property, gated with a stone path leading around the house and gaining access to the double garage and additional gym to the side. The property features a gravel driveway with plenty of parking space.

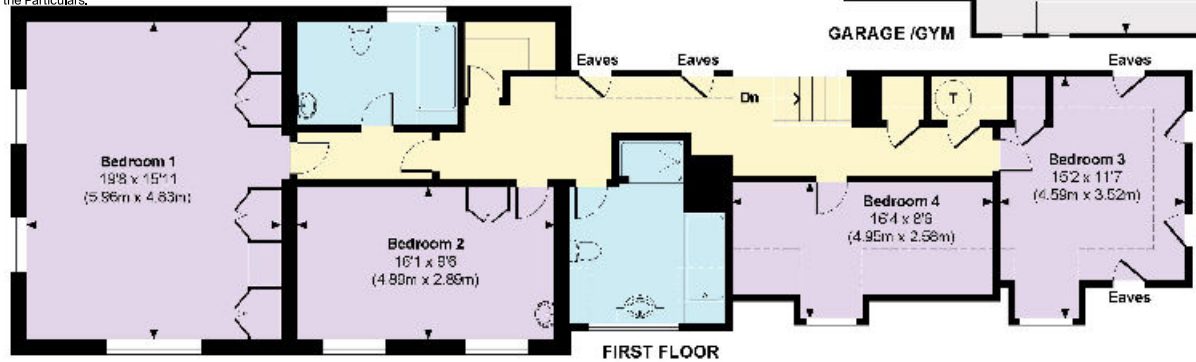
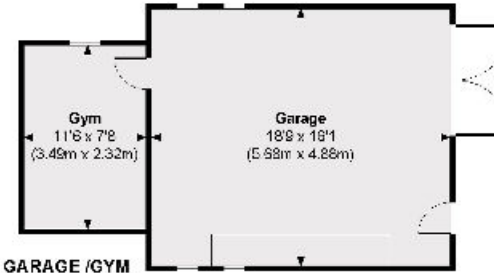


# Haydown Lodge

Approximate Gross Internal Area  
**Main House = 2500 Sq Ft / 232.22 Sq M**  
**Garage / Gym = 389 Sq Ft / 36.16 Sq M**  
**Total = 2889 Sq Ft / 268.38 Sq M**

Outbuildings are not shown in correct orientation or location.  
 Includes areas with Restricted room height.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



FIRST FLOOR



GROUND FLOOR

----- Indicates restricted room height less than 1.5m

Local Authority: Test Valley Borough Council  
 Council Tax Band: G

Tenure: available freehold

Guide Price:  
 £1,100,000

Post Code: SP11 8LR

Grade II Listed

**Knight Frank**  
**Winchester**  
 14-15 Jewry Street  
 Winchester  
 SO23 8RZ  
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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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