



EVANS & PARTRIDGE

79 LITTLE ANN ROAD
ABBOTTS ANN, HAMPSHIRE

79 LITTLE ANN ROAD, ABBOTTS ANN, ANDOVER, HAMPSHIRE SP11 7NW

A CHARMING LINKED PERIOD COTTAGE WITH CHARACTER ACCOMMODATION ARRANGED OVER THREE FLOORS, STANDING IN ATTRACTIVELY LANDSCAPED GROUNDS IN A TUCKED AWAY POSITION ON THE EDGE OF THIS HIGHLY SOUGHT AFTER VILLAGE

ENTRANCE PORCH • RECEPTION HALL • SITTING ROOM • DINING ROOM • KITCHEN / BREAKFAST ROOM • UTILITY / CLOAKROOM
MASTER BEDROOM WITH EN SUITE SHOWER ROOM • THREE FURTHER BEDROOMS • FAMILY BATHROOM
DOUBLE GARAGE / WORKSHOP • PARKING • ATTRACTIVE WELL ENCLOSED GARDENS

OFFERS INVITED AROUND £565,000 FOR THE FREEHOLD

DESCRIPTION

A Grade II Listed period cottage constructed with attractive brick elevations with exposed flint panels to one wall beneath a tiled roof. The character accommodation, which features exposed timbers and framework throughout, comprises a useful entrance porch, reception hall, good size dual aspect sitting room with open fireplace housing a wood burning stove, dining room and a dual aspect kitchen/breakfast room with fireplace. There is also a utility/cloakroom on the ground floor. To the first floor there is a master bedroom with fitted wardrobe cupboards and en suite shower room, two further bedrooms and family bathroom with a fourth bedroom located on the second floor. Outside the property benefits from off-road parking and a recently constructed double garage/workshop together with a secluded garden surrounding the property.

LOCATION

The property is situated in the hamlet of Little Ann, on the edge of the village of Abbots Ann which has an award winning Post Office/Store, primary school, two public houses, church and a nearby garden centre. The area is a haven for those who enjoy country and riverside walks, and numerous sporting pursuits can be enjoyed nearby including horse racing at Newbury and Salisbury, motor racing at Thruxton, sailing on the Solent, and fishing on the celebrated River Test. The picturesque town of Stockbridge is about eight miles. Andover, approximately three miles away, offers a comprehensive range of shopping, leisure and educational facilities, as well as a mainline railway station providing fast services to Waterloo. The A303 is close at hand allowing convenient access to London and the West Country, and the cathedral cities of Salisbury and Winchester are both within a half hour drive.

ACCOMMODATION

Part glazed double doors leading into enclosed ENTRANCE PORCH Constructed of blackwashed timber clad elevations beneath a pitched slate roof. Outside light with sensor. Coat hooks. Internal open doorway leads into:

RECEPTION HALL Numerous exposed ceiling timbers. Staircase with turned style balustrade to one side rising to first floor. Low double doors to understairs storage cupboard. High level cupboards concealing meter/fuse box. Halogen ceiling down lighters. Panelled door into sitting room. Ledged and braced latch door into kitchen/breakfast room. Further panelled door into utility/cloakroom. Wide openings to either side of exposed timber with heavy beam above and step down into dining room.

SITTING ROOM Feature open brick fireplace with large rolled steel wood burning stove standing on raised stone hearth, 'deep recess to either side of chimney breast with wide display sills and storage beneath (ideal for logs). Two large exposed ceiling timbers. Part glazed double doors onto rear patio with views up the rear garden. Window to opposite aspect. Ceiling light point with four directional spot lights. Double radiator.

DINING ROOM Decorative low level panelled to one wall. Exposed ceiling beams. Glazed double doors with high level window to side opening onto side garden. Wall light point. Double radiator.

KITCHEN / BREAKFAST ROOM Stainless steel sink unit with central bowl, drainer and mixer tap. Range of solid oak fronted high and low level cupboards and drawers. Strip oak fronted ceramic work surfaces with travertine tiled splash back. 'Belling' double oven and grill with four ring gas hob over, 'Neff' extractor fan and light within stainless steel hood above. Recess and plumbing for dishwasher. Tall recess ideal for upright fridge/freezer. Space for family breakfast table. Attractive open brick fireplace with oak beam above and raised herringbone brick hearth. Deep recess to either side of fireplace with inset lighting and glass display sills (one with cast iron door into former bread oven, now removed). Exposed ceiling beams. Oak flooring. Picture window to rear aspect with view up the main garden. Further window to side aspect overlooking side garden. Halogen ceiling down lighters. Radiator.

UTILITY / CLOAKROOM White suite comprising wash hand basin with mixer tap and tiled splash back, set in long roll top wood effect surface with cupboards beneath. Low level WC. Space and plumbing for washing machine with room above to stack dryer. Part oak and part ceramic tiled flooring. Exposed ceiling timbers. Heated towel rail/radiator. Obscure glazed window to side aspect.

FIRST FLOOR

SPLIT LEVEL L-SHAPED LANDING Turned style balustrade continues overlooking stairwell. Book shelving to one wall. Ceiling light point. Access to loft space via hatch. Exposed framework. Double radiator. Open doorway into inner landing. Panelled doors into bedroom two and family bathroom. Further door to staircase rising to second floor.

INNER LANDING Panelled door with step down into bedroom three. Ledged latch door into:

MASTER BEDROOM (Large double bedroom) Low picture window to rear aspect. Further small pane picture window to side aspect. Built-in double wardrobe cupboard, further single cupboard to side and cupboard with slatted shelving (ideal for linen). Exposed rafters. Ceiling light point. Radiator. Panelled door into:

SPLIT LEVEL EN SUITE SHOWER ROOM

Upper level: Ceramic tiled flooring. Cupboards to either side, one housing 'Potterton' gas fired boiler, the other with lagged copper cylinder, fitted immersion and slatted shelving above.

Lower Level: Fully tiled. White suite comprising wash hand basin with mixer tap, double cupboard beneath. Low level WC. Folding glass door into tiled enclosure housing shower with overhead and hand held attachment. Ceramic tiled flooring. Mirror fronted cabinet. Window to rear aspect. Down lighters.

BEDROOM TWO (Large double bedroom) Window to rear aspect. Exposed wall plate and truss. Ceiling light point. Radiator concealed within decorative case.

BEDROOM THREE Vaulted ceiling, exposed purlins and beam to gable end. Window to front aspect. Halogen ceiling down lighter. Radiator.

FAMILY BATHROOM White suite comprising panelled bath with tiled surround, mixer tap to one end with wall mounted attachment and glass screen. Pedestal wash hand basin with tiled splash back and mirror fronted cabinet above. Low level WC. Ceramic tiled flooring. Window to front aspect. Down lighters. Extractor fan. Heated towel rail/radiator.

Steep turning staircase rising to:

SECOND FLOOR / BEDROOM FOUR Turned style balustrade overlooking stairwell. Interesting exposed truss and large purlins. Two Conservation roof lights. Halogen ceiling down lighters. Radiator.

OUTSIDE

Off the village lane a herringbone brick paved approach through five bar gate onto gravelled driveway providing parking and access to:

DOUBLE GARAGE / WORKSHOP Constructed of timber clad elevations and pegged oak framework beneath a pitched slate roof. Concrete base. Large ledged and braced twin double doors to front. Two large parking bays. Fluorescent strip lighting and power points. Internal door into:

WORKSHOP Window to front. (This could be converted into a home office or studio/hobbies room, subject to obtaining any necessary consents). Fluorescent strip light. Power points.

The driveway is screened to the front by mature hedging. Raised shrub and flower borders on two sides, one retained by brick walling and the other by sleepers. A gravelled path continues with flower border to side down gentle wide paved steps down to the entrance porch. The front garden is laid to lawn with inset shrubs. Pathway with border edging leads to picket gate to the front boundary. Well screened by tall hedging to one side.

SIDE GARDEN Comprises raised flower and herb border retained by brick walling. Wide paved path gives access to:

REAR / MAIN GARDEN Large paved patio extending the full width of the cottage, enclosed by brick retaining walls. Brick/paved steps rise to a level lawned area. Apple trees. Well enclosed by hedging and feather edged fencing to one side.

SERVICES

All mains services are connected. *Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.*

DIRECTIONS

From Stockbridge proceed along the High Street in a westerly direction (towards Salisbury). Continue up the hill and turn right across the dual carriageway signposted Danebury hill Fort. Proceed for approximately three and a half miles to the junction with the A343. Turn right and continue for approximately three miles, past the turning on the left for Abbots Ann and continue until reaching the 'Poplar Farm Inn' on the left hand side. Turn immediately left then left again and the property will be found on the left hand side, indicated by an Evans & Partridge 'For Sale' board.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS AND PARTRIDGE Tel. 01264 810702 www.evansandpartridge.co.uk

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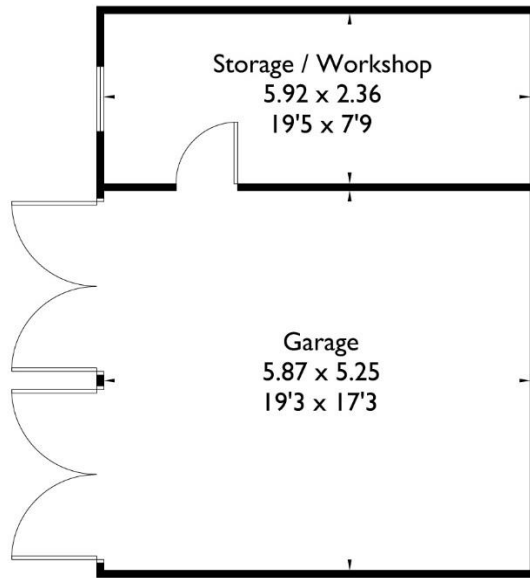
**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company no. 10437262)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**





79 Little Ann Road, Little Ann, Andover, SPI I 7NW

Approximate Gross Internal Area = 147.9 sq m / 1592 sq ft
 Outbuilding = 45.4 sq m / 489 sq ft
 Total = 193.3 sq m / 2081 sq ft




Outbuilding

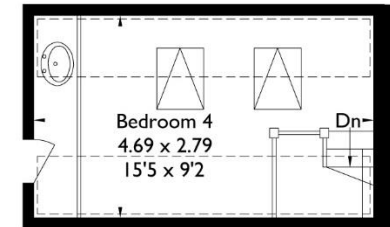
(Not Shown In Actual Location / Orientation)

Floorplanz © 2016
 0845 6344080 Ref: 173893

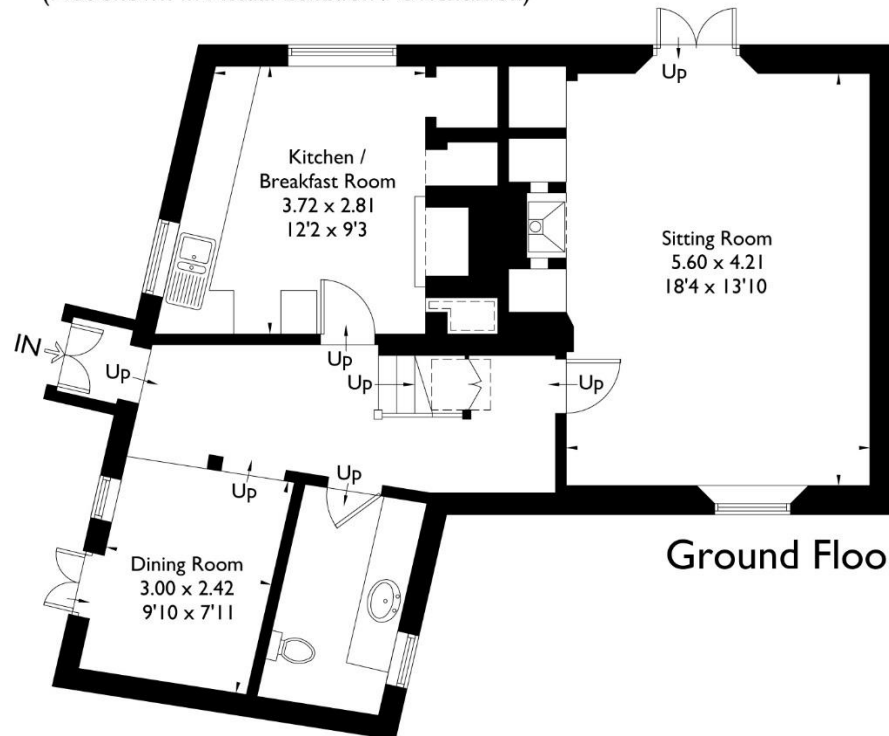
This plan is for layout guidance only.
 Drawn in accordance with
 RICS guidelines. Not drawn to
 scale, unless stated. Windows &
 door openings are approximate.
 Whilst every care is taken in the
 preparation of this plan, please check
 all dimensions, shapes & compass
 bearings before making any
 decisions reliant upon them.



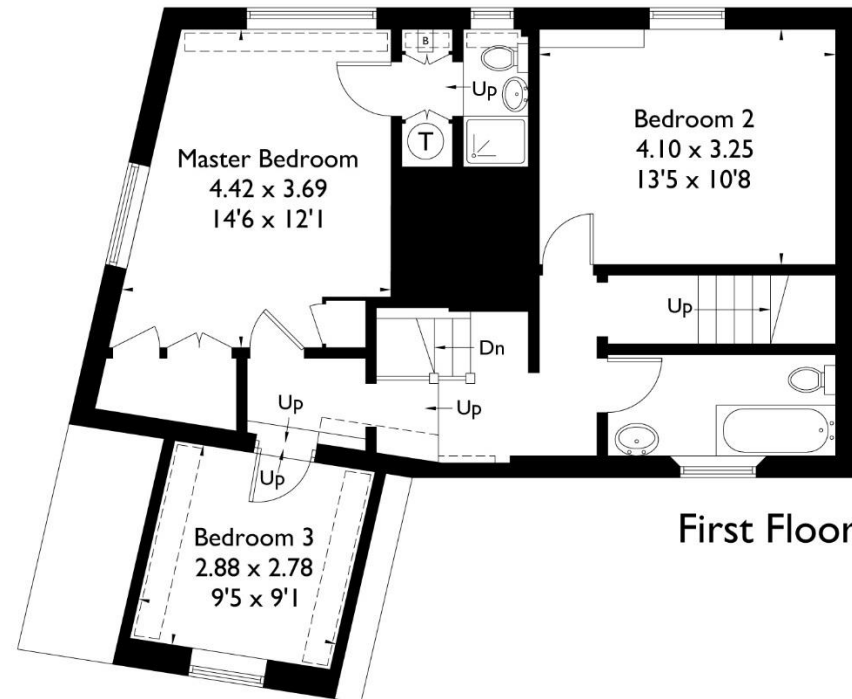
 = Reduced headroom below 1.5m / 5'0



Second Floor



Ground Floor



First Floor