

3 MOUNT PLEASANT

AMPORT, ANDOVER



EVANS & PARTRIDGE







3 MOUNT PLEASANT, AMPORT, ANDOVER, HAMPSHIRE, SP11 8AG

A BEAUTIFULLY PRESENTED SOUTH FACING MID TERRACE PERIOD COTTAGE WITH A WEALTH OF CHARACTER, SET WELL BACK FROM THE LANE IN AN ELEVATED POSITION AFFORDING FABULOUS VIEWS OVER THE LONG LANDSCAPED GARDEN TO COUNTRYSIDE BEYOND

ENTRANCE PORCH, SITTING ROOM, DINING ROOM
KITCHEN, REAR LOBBY
TWO DOUBLE BEDROOMS, BATHROOM
TWO OFF-ROAD PARKING SPACES
LOCKABLE GARDEN STORE, BEAUTIFULLY LANDSCAPED GARDENS

OFFERS INVITED AROUND: £350,000 Freehold

DESCRIPTION

A Grade II Listed period cottage, formerly two smaller cottages, constructed of colour washed elevations beneath a thatched roof. The well-presented accommodation has a wealth of character and all the principal rooms benefit from picture windows that not only provide southerly light but also afford beautiful views over the long landscaped garden and countryside opposite. The accommodation in brief comprises a sitting room with fireplace, dining room with fireplace (not currently used), new modern kitchen, inner hall (currently used as a laundry/drying area) and rear lobby. In addition there are two double bedrooms and a recently replaced ground floor bathroom. (Note: The staircase currently leads directly into bedroom two which in turn leads into the principal bedroom, however a stud partition could be erected to create a hallway, subject to any required consents). AGENT'S NOTE: A viewing is essential to appreciate the attractively landscaped southerly facing gardens which are a particular feature of the property and extend to about 122 feet as well as the elevated position and views.

LOCATION

The property is situated in the sought after village of Amport which has a reputable primary school, church and popular pub/restaurant, The Hawk, as well as the renowned Hawk Conservancy. Amport is conveniently situated for the A303 providing access to the West Country and London via the M3. The mainline railway link to London is via Grateley station which is 10 minutes' drive away (Waterloo in 75 mins) or close by in Andover (Waterloo in just over the hour). Village shops and post offices can be found in the adjacent villages of Grateley and Abbots Ann and a range of comprehensive leisure, entertainment and shopping facilities can be found in the nearby towns and cities of Stockbridge, Winchester, Salisbury and Andover.

ACCOMMODATION

Entrance Porch	Slate roof. Seat to either side with boot space beneath. Brick floor. Panel door leading into:
Dining Room	Open fireplace with exposed brick arch above (currently not in use). Window with quarry tiled sill to front aspect with views over the garden and valley. Wall light points. Meter/fuse box concealed within high level case. Latch door into kitchen. Oak panel latch door into:
Sitting Room	Open fireplace housing rolled steel multi-fuel stove standing on brick hearth, oak mantel over. Cupboard to side of chimney breast. Window to front aspect with quarry tiled sill. Wall light points. Steps to oak latch door into:
Inner Hall	Ceiling light. Laundry recess. Space for tumble dryer with shelving above. Oak latch door into bathroom.

Kitchen	Recently replaced with Shaker style high and low level cupboards and drawer. Oak block work surfaces with similar upstand. Belfast ceramic sink unit with mixer tap. Under-counter oven/grill, four ring ceramic hob above, extractor hood over. Integrated dishwasher and washing machine. LED spot lights. Window with oak sill to rear aspect. Oak flooring and skirting boards. Turning staircase with recess beneath and balustrade to side rising to first floor.
Rear Lobby	Space for fridge/freezer. High and low level cupboards with oak shelf for cook books. Windows with oak sills to either side of part glazed stable door to outside. Ceiling light point. Oak flooring and skirting boards.
Bathroom	Newly fitted white suite comprising panelled bath with mixer tap and wall mounted electric Mira sport shower and glass screen and marble effect wall panelling. Ceramic wash hand basin with mixer tap on stand, cupboard beneath. Low level WC with concealed cistern. Two windows with oak sill to rear aspect. Ceiling spot lights. Towel radiator.
<u>FIRST FLOOR</u>	
Landing	Latch door into bedroom two. Ceiling light point.
Bedroom Two	Large double bedroom with scope to create a passageway to the side of the chimney breast with a door leading into the principal bedroom. Recess to opposite side of chimney breast. Window with quarry tiled sill to front aspect with views over the garden and valley. Ceiling light point.
Bedroom One	Large double bedroom. Window with tiled sill to front aspect with views over the valley. Exposed chimney breast with recess to side. Pendant light point. Door into eaves storage cupboard housing hot water cylinder.
OUTSIDE	To one end of the terrace of cottages there is access to a useful lean-to lockable GARDEN STORE (about 10' x 9' x 8' high) Timber construction beneath a profile roof, ideal for garden storage and bikes etc.
Front Garden	Private gravel off-road parking for two cars bordering the lane. Picket gate gives access to a long path bordering the garden leading up to the main entrance porch. Well stocked borders. Further former entrance porch with false front door and seats to either side (ideal as a log store). The garden has been beautifully landscaped and comprises a number of tiered lawns and well stocked borders containing a wonderful variety of flowers, mature shrubs and specimen trees.
Rear Garden	Concrete path leading to right of way through neighbouring properties. Tiered border well stocked with plants and shrubs. Timber steps rise to large decked area enclosed by picket fencing, ideal for 'al fresco' eating and entertaining. Direct access to the footpath and uninterrupted views over the adjoining farmland.
Services	Mains water, electricity and drainage.
Directions	SP11 8AG. The property will be found after a short distance from The Hawk public house, approached via the parking area where a path leads up to the front entrance porch.
Council Tax Band	D

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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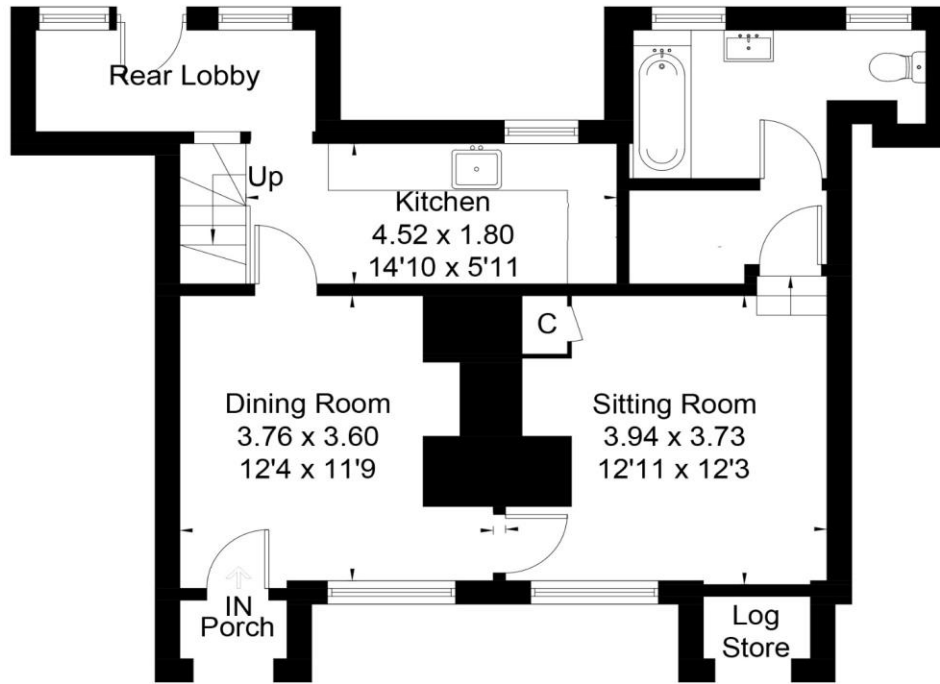
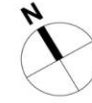
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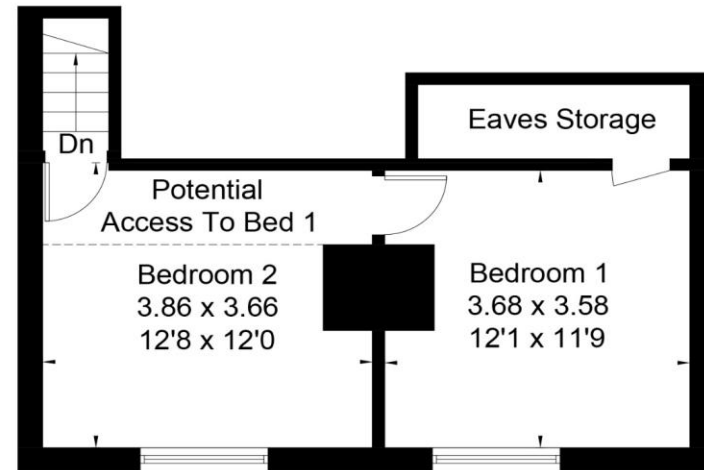
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Approximate Floor Area = 79.2 sq m / 853 sq ft



Ground Floor



First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G	7	35

EU Directive 2002/91/EC
England, Scotland & Wales