



**4 MILL HOUSE, ROOKSBURY MILL COURT
ANDOVER, HAMPSHIRE**

EVANS & PARTRIDGE















4 MILL HOUSE, ROOKSBURY MILL COURT, ANDOVER, HAMPSHIRE, SP10 2FD

AN ATTRACTIVE MODERNISED EXTENDED PERIOD FORMER MILL HOUSE, SITUATED IN AN EXCLUSIVE GATED COMMUNITY WITH STUNNING VIEWS OVER THE GARDENS, CARRIER AND SURROUNDING COUNTRYSIDE

**ENTRANCE VESTIBULE, ENTRANCE HALL, CLOAKROOM, DRAWING ROOM WITH STUDY AREA
LARGE OPEN PLAN KITCHEN LEADING INTO AN OAK FRAMED GARDEN ROOM
TWO DOUBLE BEDROOMS, BATHROOM WITH SHOWER
GRADE II LISTE PERIOD OUTBUILDING, BARN STYLE CAR PORT, PARKING FOR TWO CARS
LANDSCAPED GARDENS FRONTING A CARRIER OF THE RIVER ANTON, COMMUNAL GARDENS**

OFFERS INVITED AROUND: £695,000 Freehold

DESCRIPTION

An attached former mill house (one of four) constructed of brick elevations under a slate roof offering well-proportioned and beautifully presented characterful accommodation comprising an entrance porch and entrance hall with marble floor, large sitting room with alcove area (ideal study), stunning open plan luxury kitchen opening into a magnificent oak framed garden room overlooking the gardens and river as well as a ground floor cloakroom. To the first floor there are two large double bedrooms, each enjoying wonderful views and sharing a large well-appointed bathroom with separate shower. The property has the additional benefit of a car port and parking, beautiful riverside terraces and garden, a Grade II Listed outbuilding/store and the use of and views over the managed communal gardens. The property is situated within a secure gated community in a highly sought-after area on the southern edge of the town.

LOCATION

The property is situated within a small private gated community comprising the original Rooksbury Mill together with five barn style dwellings in the glorious lakeside and woodland setting of Rooksbury Mill Nature Reserve, tucked away at the end of a quiet established residential road approximately one mile from Andover town centre. A paved, tree-lined footpath passes the entrance gates and leads directly into the centre of the town. The property adjoins a nature and wildlife sanctuary, which is noted as a rich habitat for wildlife and the conservation of important species such as water voles, otters, kingfishers, egrets and dragonflies. The area is renowned for its walks alongside the River Anton which feeds into the two large lakes within the nature reserve. Andover has a comprehensive range of shopping, educational and recreational facilities including a theatre, cinema, sports and leisure complex, College of Higher Education and two golf courses. There is a mainline station (15 mins walk away) which

ACCOMMODATION

Entrance Vestibule

Constructed of mellow brick elevations and heavy oak framework under a slate roof with oak half glazed panelled front door with windows on two aspects. Vaulted ceiling. Oak glazed panelled door with leaded coloured glass central panel leading into:

Entrance Hall	Cloaks hanging area with shelf over. Thermostat. Radiator with shelf over. Mirror fronted built-in shelved cupboard with further cupboard over, built-in broom cupboard to side with light. Fuse box. Oak panelled obscure leaded glazed door leading into:
Drawing Room	(With separate Study area) Broad open fireplace with exposed beam over, inset log burning stove with polished granite hearth. High ceiling. Secondary glazed stained glass windows to front aspect. Leaded double glazed French doors to opposite aspect leading onto terraces, further double glazed window to side with quarry tiled sill. Oak floor boards. Wall light points. Dimmer switches. Inset speaker. Built-in cupboard with TV socket, telephone point and power points. Staircase rising to first floor with oak bannister rail and smoke alarm. Oak panelled obscure leaded glazed door leading into:
Kitchen	(Open plan with adjoining breakfast/garden room) Kitchen: Franke sink unit with granite work surfaces, glass splash back, mixer tap, inset compost bin. Extensive range of cornflower blue high and low cupboards and drawers. Stacked Neff combi microwave oven, plus fan/grill oven with drawer beneath, cupboard over. Pull-out larder cupboard. Integrated fridge and freezer. Integrated Bosch dishwasher. Cupboard housing plumbing for washing machine with tray recess to side. Central island with granite work top and inset 'Neff' induction hob with integrated power point, pan drawers beneath, pull-out herb drawers to either side, built-in cupboard to one side, integrated wine cooler to opposite end. Adjoining the island is a heavy glass breakfast table. Telephone point. Down lighting. Vinyl flooring. Smoke alarm. Feature recessed mirror with mood lighting and glass shelf. Secondary glazed obscure leaded window to side. Radiator. Wide open entrance into garden room. Door into cloakroom. Garden room: Heavy oak framework with vaulted ceiling and numerous exposed beams and timbers. Two Velux ceiling windows. Double glazed windows on three aspects with fine views over the garden. Ceramic tiled floor with under floor heating. Thermostat. French doors with built-in seating to either side and storage cupboards under, leading onto terrace.
Cloakroom	White suite comprising butlers sink with drawers and cupboard beneath, tiled top and mixer tap. WC suite with encased cistern, tiled splash back. Vinyl floor. Wall cupboards. 'Worcester' wall mounted combi boiler. Double glazed leaded window.
FIRST FLOOR	Landing: Two double glazed windows. Smoke alarm. Radiator. Panelled doors leading to:
Bedroom One	Double glazed leaded windows with louvre shutters on three aspects with attractive views over the River Anton and carrier. Oak floor boards. Recess with display/shelving. Radiators.
Bedroom Two	Double glazed leaded window overlooking main garden. Oak floor boards. TV socket. Radiator.
Luxury Bathroom	Free standing double ended bath with mixer tap. Granite encased wash hand basin with mixer tap. Low level WC suite with concealed cistern, tiled splash back, cupboards beneath. Walk-in fully tiled shower cubicle with deep tiled inset shelving. Ceramic tiled floor with electric under floor heating. Heated towel rail. Down lighting. Ceiling speaker. Access to insulated loft. Full length mirror. Leaded double glazed window with shutters. Built-in drawers with granite top over. Deep shelved cupboard.
<u>OUTSIDE</u>	
Front	Attractively landscaped private and communal gardens and grounds. Broad block paved pathway leading to main entrance. Picket gate with beech hedging and brick pathway leading into main garden.

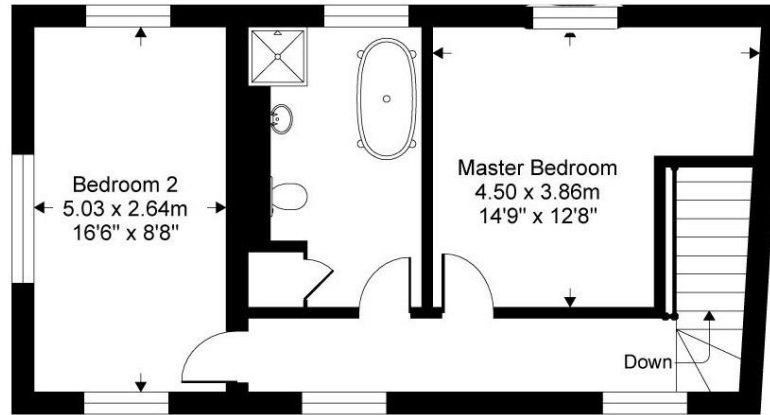
Main Garden	Well enclosed by picket fencing with far reaching views to the south over a carrier of the River Anton. Flower borders with box hedging. Grassed area with raised vegetable border. Paved terrace with external power point. Timber bridge leading over the carrier along a gravelled pathway, enclosed by picket fencing and brick walling planted with productive young fruit espaliers (apple, pear, plum, cherry, raspberry and tay berries). Pathway continues through further gates leading to Rooksbury Lakes, for those who enjoy walking.
Grade II Listing Period Outbuilding	Brick and flint construction under a mellow tiled roof. Oak latch door to front. Window to rear. Oak flooring. Open entrance to side of garden room leads through a fine brick and flint wall with climbing plants to a further large terrace fronting the carrier. Grape-vine clad pergola. Wisteria. Bridge leading over carrier with trelliswork to one side and gate leading into the beautifully tended communal gardens.
Open bay barn style Car Port	One undercover parking bay with tandem parking in front, plus a third allocated parking space.
Services	Mains water, gas and electricity are connected. Private holding tank connected to mains drainage. Due to be taken over by local water authority in near future. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge. CHARGES: The monthly fees are £50.00 for the garden maintenance and £40.00 for the managed estate (£20.00 for the Badger Barn garage and £20.00 for the managed estate)
Directions	SP10 2FD
Council Tax Band	D

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

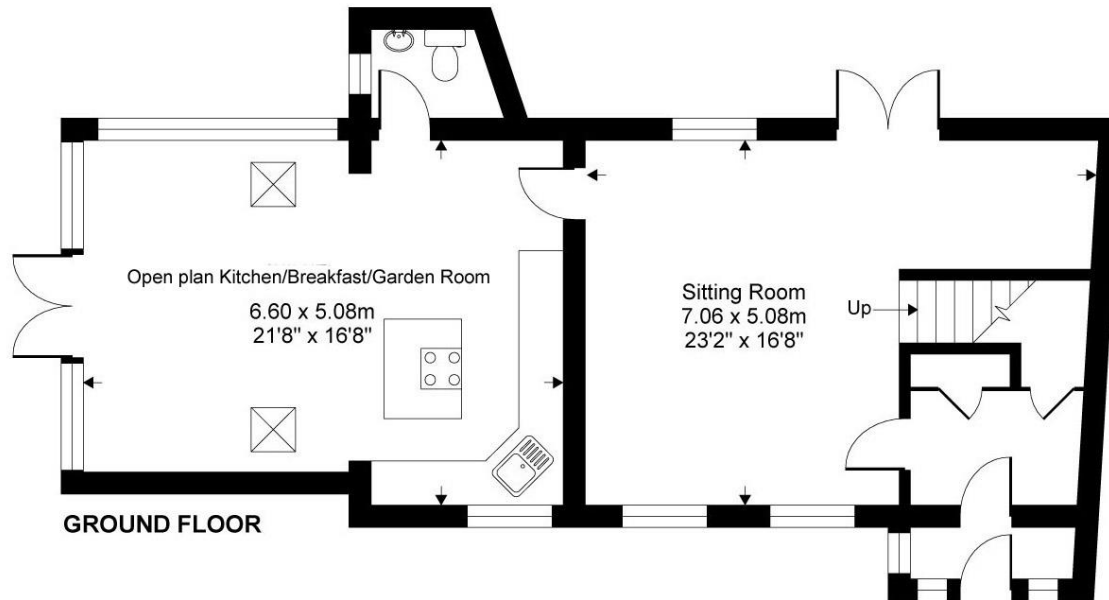
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APPROX. GROSS INTERNAL FLOOR AREA 1314 SQ FT 122.0 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating		Current	Potential
(95-100)	A		
(81-94)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	