



**BROADGREEN, OLD SALISBURY ROAD**  
**ABBOTTS ANN, ANDOVER, HAMPSHIRE**

**EVANS & PARTRIDGE**











# BROADGREEN, OLD SALISBURY ROAD, ABBOTTS ANN, ANDOVER, HAMPSHIRE, SP11 7NH

**AN EXTENDED AND STYLISHLY MODERNISED DETACHED BUNGALOW OFFERING STUNNING SPACIOUS OPEN PLAN LIVING AND A LARGE ADJOINING GARAGE / STUDIO STANDING IN JUST OVER A QUARTER OF AN ACRE WITH LARGE GATED DRIVEWAY AND LONG WESTERLY FACING REAR GARDEN**

**PORCH, RECEPTION HALL, SITTING ROOM, STUDY  
KITCHEN / BREAKFAST ROOM WITH LIVING AND DINING AREAS, UTILITY ROOM  
THREE BEDROOMS, LUXURY BATHROOM  
SUBSTANTIAL GARAGE / STUDIO / GYM, AMPLE PARKING  
WELL ENCLOSED GARDENS, PLOT OF 0.26 ACRES**

**OFFERS INVITED AROUND: £695,000 Freehold**

## **DESCRIPTION**

A unique single storey property providing spacious light and airy accommodation featuring a substantial kitchen with full width folding doors onto the main terrace and garden. We believe there may also be further scope to extend into the roof (STPP). The property is set well back from the road with a spacious driveway, screened by walling, hedging and electric gates. Additional features include double glazing throughout, a luxury kitchen with island, log burning fireplace and underfloor heating in the main living area, a high spec bathroom, all mains services (including gas) and a versatile garage with vaulted ceiling and folding doors to the rear, an ideal studio or gym.

## **LOCATION**

The property is situated in Abbots Ann which has an award winning Post Office/store, excellent primary school, two public houses and a nearby garden centre. 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 for access to London and the West Country, and the cathedral cities of Salisbury and Winchester are both within a 25 minute drive, whilst Stockbridge with its local amenities, pubs, hotels, cafes and countryside walks along the Test Way is just a 10 minute driveway away.

**SCHOOLING AND RECREATION** There is excellent schooling (private and state) in the area. In addition to the junior school in the village, Stockbridge also has junior

## **ACCOMMODATION**

### **Entrance Porch**

Down lighters. UPVC glazed door into:

### **Reception Hall**

Oak effect flooring. Down lighters. Contemporary wall hung radiators. Opening into open plan kitchen/breakfast room with separate dining and living areas. Doors into utility, bedrooms, bathroom, airing cupboard and inner hall leading to garage/studio/gym.

<b>Kitchen / Breakfast Room</b>	(Open plan with living and dining areas) Full width aluminium frame glazed doors opening onto main terrace, garden and view. Glazed panel to side aspect. KITCHEN / BREAKFAST ROOM: Quartz topped island with breakfast bar, inset stainless steel sink unit with instant boiling water tap and Insinkerator, drawers beneath, integrated dishwasher and inset five zone induction hob. Range of contemporary units. Recess and plumbing for American style fridge/freezer. Integrated eye level oven/grill, combination oven and wine cooler. LED down lighters. Porcelain tiled floor. LIVING AREA: Contemporary effect gas fired stove. Seating area. LED down lighters. Porcelain tiled floor. DINING AREA: Porcelain tiled floor. Down lighters. Glazed door into study. Opening into:
<b>Sitting Room</b>	(Cosy reception room) Inset log burning stove, with stone hearth. Ceiling down lighters. Corner media cupboard. Oak effect flooring.
<b>Study</b>	Window to side aspect Mirrored walls. Limed oak effect flooring. Down lighters.
<b>Bedroom One</b>	(Large double bedroom) Bay window to front aspect. Down lighters. Contemporary radiator.
<b>Bedroom Two</b>	(Large double bedroom) Window to front aspect. Down lighters. Contemporary radiator.
<b>Bedroom Three</b>	(Large single bedroom) Window to side aspect. Down lighters.
<b>Luxury Bathroom</b>	Fully tiled walls and floor. White suite comprising tile encased double ended Jacuzzi bath with mixer tap/shower attachment and integrated TV. Contemporary wash hand basin with mixer tap, storage beneath, electric mirror above. WC. Wet area. Chrome towel radiator. LED down lighters. Extractor fan. Two obscure glazed window to side aspect.
<b>Utility Room</b>	Roll top work surfaces, cupboards beneath. Recesses for appliances. Stainless steel sink unit with mixer tap and drainer. Distressed mirror metro tiled splash back. Ceramic tiled floor. Part glazed door to outside. Cupboard with meter/fuse box.
<b>Inner Hall</b>	Built-in seat with cupboards to either side. Door and steps down into:
<b>Substantial Garage</b>	(Recently constructed) Vaulted ceiling with LED down lighters. Electric remotely operated roller door to front. Folding aluminium glazed doors to rear. This spacious barn is ideal for car/bike enthusiasts or for those requiring a gym/studio.

## OUTSIDE

<b>Front</b>	The property is set back from the road, accessed via a track which serves a handful of detached properties. Two/three gravelled parking bays to front boundary. Splayed paviour approach and electric double gates between walling opens onto a large gravelled driveway providing comprehensive parking, enclosed on either side by fencing and to the front by hedging. Gates path to one side of the property leading into:
<b>Main Rear Garden</b>	Comprises a generous porcelain tiled terrace, accessed via the main living area with surrounding screen walling with inset well stocked planter. Corner seat with ample space for entertaining/barbecues. Gravelled paths with sleeper edging. Large level lawn. Raised bark area. Hard standing for further outbuilding if required. The rear garden is well enclosed on either side by high timber fencing with post and wire stock fencing to the rear boundary affording views over the immediately adjoining paddock.
<b>Paddock</b>	Amounting to about 0.77 acres. This is available to rent, if required.



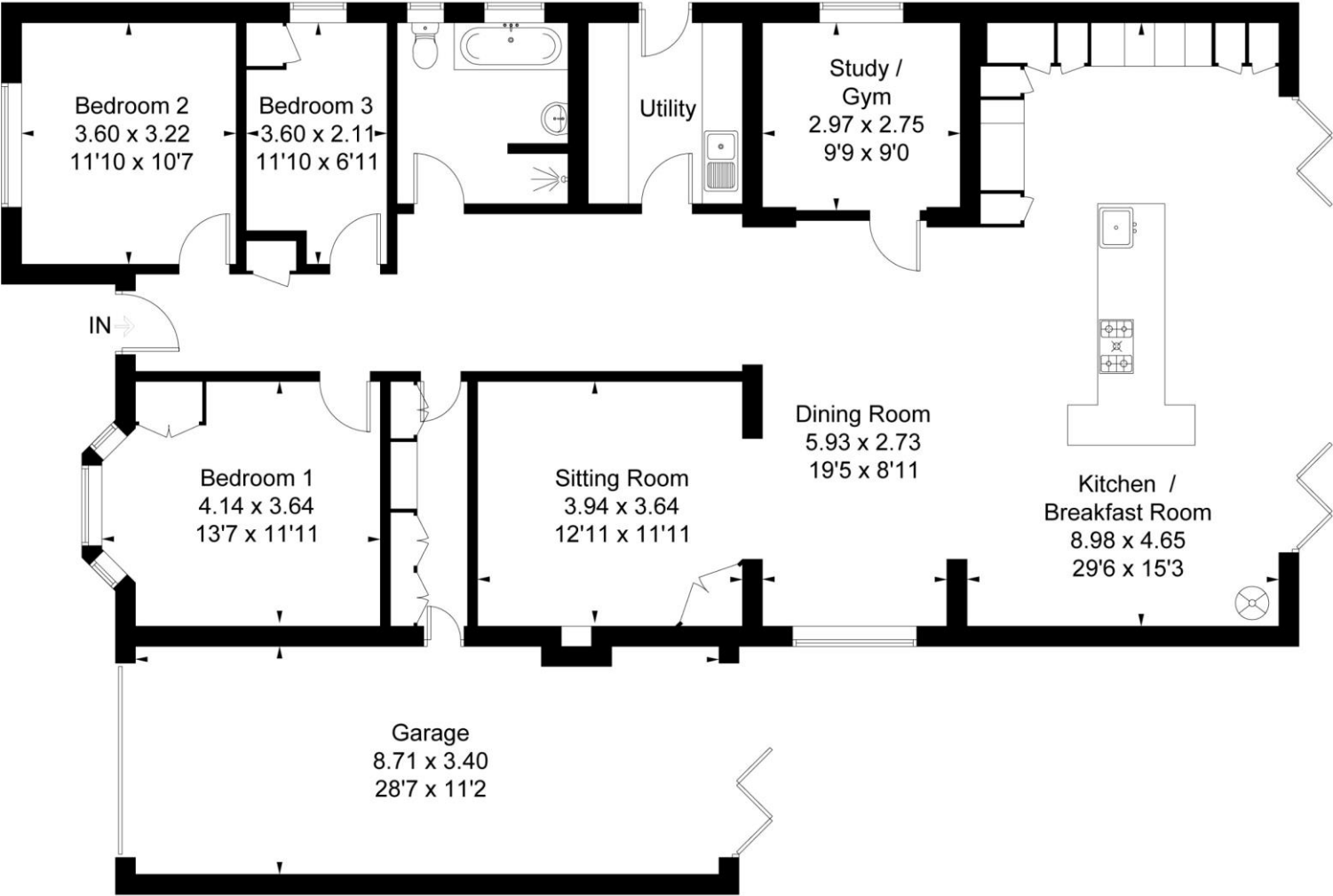
<b>Services</b>	All mains services are connected. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
<b>Directions</b>	SP11 7NH
<b>Council Tax Band</b>	TBA

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**  
Tel. 01264 810702  
[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)

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**Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 195.4 sq m / 2103 sq ft  
(Including Garage)



Ground Floor

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Energy Efficiency Rating		Current	Potential
100+	A		
81-100	B		
62-80	C	73	82
43-61	D		
23-42	E		
9-22	F		
1-8	G		

Not energy efficient - higher running costs

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