



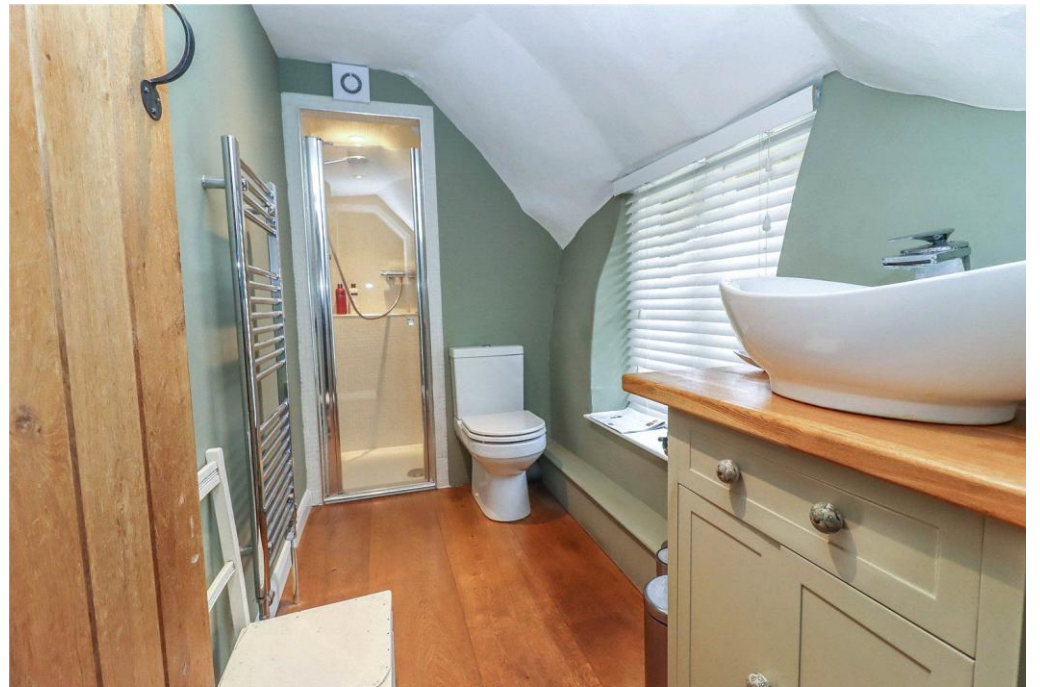
EVANS & PARTRIDGE

LONG THATCH
ABBOTTS ANN











LONG THATCH, 61 DUCK STREET, ABBOTTS ANN, ANDOVER, HAMPSHIRE, SP11 7BG

A CHARMING DETACHED PERIOD COTTAGE WITH CHARACTERFUL ACCOMMODATION FEATURING A STUNNING MODERN KITCHEN / BREAKFAST ROOM AND ADJOINING UTILITY TOGETHER WITH A LANDSCAPED SOUTH WESTERLY FACING GARDEN, SET IN THE HEART OF THE VILLAGE

**ENTRANCE PORCH, RECEPTION HALL, SITTING ROOM, DINING ROOM
OPEN PLAN KITCHEN / BREAKFAST ROOM, UTILITY ROOM
PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN SUITE BATHROOM, SEPARATE WC
TWO FURTHER BEDROOMS, SHOWER ROOM
LANDSCAPED SOUTH WESTERLY FACING GARDEN, KITCHEN GARDEN AREA
SITUATED IN THE HEART OF THE VILLAGE
RECENTLY RE-THATCHED**

OFFERS INVITED AROUND: £825,000 Freehold

DESCRIPTION

A Grade II Listed detached period cottage constructed of attractive brick and flint/white washed elevations beneath a recently re-thatched roof. The cottage been tastefully modernised by the present owners. There is tremendous character, numerous period features and exquisite large inglenook fireplaces. A recent rear extension with internal pegged oak framework and full length glazing/folding doors to one aspect houses a stunning hand-built kitchen/breakfast room and also an excellent separate utility. This whole area can be opened onto the lower sheltered courtyard garden during the summer months. Outside the main garden which is located at the rear of the property, is divided into three areas - a split level lower terrace, a raised central lawn area and a tucked away kitchen garden area with raised beds, potting shed and a gate leading directly onto a footpath.

LOCATION

Abbots Ann has a public house, church, newly built primary school, award winning community post office and store and nearby garden centre. The reputable Farleigh School is also situated on the outskirts of the village. Andover, approximately 3 miles away, provides a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station with fast services to London (Waterloo in just over one hour). There is also a main line railway station at Grateley, approximately 5 minutes' drive away. The A303 is close at hand allowing convenient access to London and the West Country and the cathedral cities of Winchester and Salisbury are both within about twenty minutes' drive.

ACCOMMODATION

Entrance Porch

Thatched with exposed wooden supports. Two outside lantern style lights. Part glazed front door and window into:

Reception Hall

Limestone tiled floor. Exposed beams. Recess with light and glass shelving. Window and half glazed stable door opening onto rear terrace. Staircase (two) with balustrade to side rising to first floor, recess beneath with ample space to create cloakroom (if required). Coat hooks and cupboard. LED down lighters. Oak panel latch door into sitting room. Step down and door into dining room.

Sitting Room	(Large dual aspect reception room) Exposed central timber post and beams. Brick inglenook fireplace housing rolled steel log burning stove on brick hearth, with cast iron door into bread oven and inset down lighters. Three windows to front aspect. Further window to rear aspect. LED down lighters. Oak flooring. Traditional style radiator. Staircase (one) with balustrade to side and understairs cupboard.
Dining Room	(Large dual aspect reception room) Brick inglenook fireplace (not in use) with oak sill beneath and concealed down lighters. Exposed bread oven to side. Oak flooring. Exposed framework to one wall and exposed ceiling beams/timbers. Two windows to front aspect. Further window to rear aspect. Traditional style radiator. Door into cupboard housing Ideal mains gas fired wall hung boiler. Steps up and opening into inner hall with cupboards and double doors leading onto the terrace and opening into:
Kitchen / Breakfast Room	Stunning open plan featuring a high profile ceiling with exposed pegged oak framework and extensive aluminium frame glazing and folding doors opening onto the courtyard garden. Range of beautifully fitted hand-built units comprising high and low level cupboards and drawers. Matt finish granite work surfaces with similar upstand. Inset Belfast style sink unit with mixer tap/retractable jet and granite drainer. Space and plumbing for American style fridge/freezer. Electric three oven Aga with double hob, pelmet over and metro-tiled splash back with extractor hood above. Neff built-in oven. Built-in larder cupboards with granite shelf and herb drawers. Marble topped free-standing island with storage and recycling area beneath, breakfast bar and pendant light points above. Limestone tiled flooring with under floor heating and thermostat. LED down lighters. Velux sky light with electric remote control. Oak shelving. Oak panel latch door into:
Utility Room	Matt finish granite work surface with similar upstand and metro tiled splash back. Cupboards and oak shelving. Recess and plumbing for washing machine and space for dryer. Broom cupboard. Profile ceiling. Exposed pegged oak framework. Led down lighters. Sheila Maid. Aluminium frame glazing to eastern aspect with door into courtyard garden. Limestone tiled floor with under floor heating and thermostat.
FIRST FLOOR	Staircase one rising to:
Landing One	(Via staircase one) Oak flooring. Pendant light point. Oak pocket door concealing cloakroom with WC and spot light. Further oak latch door into:
Principal Bedroom Suite	Dressing area: Exposed timber framework. Wardrobe. Oak flooring. Traditional style radiator. Window with fitted shutter to front aspect. Pendant light point. Double doors into en suite bathroom. Steps up into: Double bedroom: Featuring wall plate, purlins and framework to one wall. Ceiling light point. Range of built-in cupboards and drawers. Window with fitted shutters to front aspect. Traditional style radiator.
En Suite Bathroom	Contemporary white suite with free-standing double ended bath with mixer tap/shower attachment, metro-tiled wall and towel radiator. Wash hand basin with mixer tap, mirror and spot lights above, on oak surface with storage beneath. Glass/tiled shower enclosure. Oak flooring. Window to rear aspect.
Landing Two	(Via staircase two) Cupboard. Exposed beam. Pendant light point. Framework. LED down lighter. Oak doors to bedrooms two, three and shower room.
Bedroom Two	(Double bedroom) Oak floor boards. Exposed beams and framework. Window to rear aspect. Pendant light point. Walk-in cupboard with oak latch door with pressurised hot water cylinder and expansion tank.

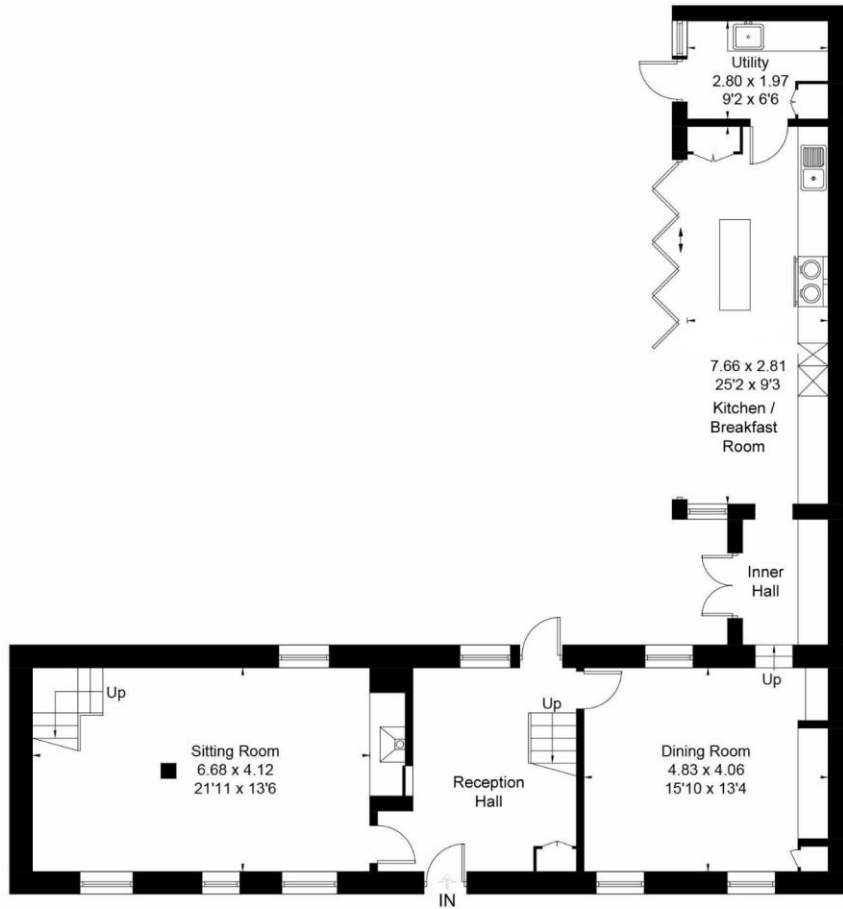
Bedroom Three	Eyebrow window to front aspect. Exposed brick chimney breast with alcove to either side. Pendant light point. Cupboard.
Shower Room	(Recently installed and well appointed) White suite comprising wash hand basin with mixer tap on oak sill, cupboard and drawer beneath. Low level WC. Glass door into mosaic tiled shower with tiled shelf. Exposed oak floor boards. Chrome towel radiator. LED down lighters.
 <u>OUTSIDE</u>	
Front	The cottage fronts onto the village lane with a picket fence to the front boundary with gate and path to entrance porch, and gravelled well-stocked borders to either side. Bin storage area. Gravelled terrace areas and roses trained to the façade of the cottage.
Rear Garden	Generous split level sandstone paved terrace at the rear of the cottage, ideal for entertaining, accessed from the rear of the reception hall and kitchen/breakfast room. Roses trained to the rear of the cottage. Sleeper retained terrace and borders with roses/shrubs. This courtyard area enjoy enjoys complete privacy. Steps rise through an arch onto a level area of lawn with lavender borders and wild flower bank to the rear. Raised terrace with garden shed and seating area. Further steps rise through a picket gate to a kitchen garden area with sleeper retained borders with bark paths, all enclosed by fencing and hedging. Potting shed and fence to rear boundary with access onto a footpath.
Services	All mains services are connected.
Directions	SP11 7BG
Council Tax Band	G

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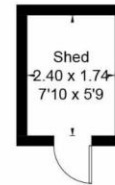
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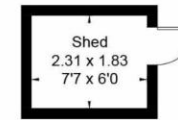
Approximate Area = 166.4 sq m / 1791 sq ft
(Excluding Shed)



Ground Floor



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



First Floor