



**EVANS & PARTRIDGE**

**3 SARSONS BARN**  
**AMPORT, ANDOVER, HAMPSHIRE**































# 3 SARSONS BARN, AMPORT, ANDOVER, HAMPSHIRE, SP11 8AQ

**AN EXTENDED FIVE BEDROOM MODERN BARN STYLE HOUSE WITH SPACIOUS LIVING / ENTERTAINING AREAS AND LARGE GARDEN RUNNING DOWN TO THE PILL HILL BROOK, SET BACK FROM THE ROAD IN AN EXCLUSIVE SMALL DEVELOPMENT, SITUATED WITHIN THIS SOUGHT AFTER VILLAGE**

**RECEPTION HALL, CLOAKROOM, DRAWING ROOM, KITCHEN/BREAKFAST ROOM WITH DINING AND LIVING AREA  
BOOT ROOM, UTILITY AREA**

**PRINCIPAL BEDROOM WITH EN SUITE BATHROOM, FOUR FURTHER BEDROOMS (ONE WITH ENSUITE SHOWER ROOM), FAMILY BATHROOM  
INTEGRAL GARAGE/WORKSHOP, SUMMERHOUSE/STUDIO, AMPLE PARKING  
ATTRACTIVE GARDENS AND GROUNDS OF ABOUT 0.4 ACRES**

**OFFERS INVITED AROUND: £925,000 Freehold**

## **DESCRIPTION**

A barn style dwelling (one of three) believed to have been built in the late 1990s, constructed of brick/flint and timber clad elevations beneath a tiled roof with the benefit of double glazing and oil fired central heating. The accommodation comprises an impressive vaulted reception hall with English oak latch doors (fitted internally throughout the property) leading into a drawing room with feature fireplace. There is a spacious open plan kitchen/breakfast room with adjoining dining and living areas featuring full height and width apex glazing to the rear aspect and log burner, a boot room with adjoining utility and also a cloakroom on the ground floor. To the first floor there is a spacious landing with views over the front garden and Pill Hill brook, a principal bedroom with en suite bathroom, four further bedrooms (one en suite) and a family bathroom. There is also an integral garage/workshop. The large private rear garden has the great benefit of a southerly aspect and summerhouse/studio, ideal for those who work from home or as a gym/games room, whilst the attractive open gardens at the front of the property run down to the Pill Hill brook.

## **LOCATION**

The property is situated in the sought after village of Amport, tucked away along a no-through lane set back from the road. The village has an excellent primary school and Farleigh School, a leading co-educational school is also a short drive away. It also boasts the popular Hawk Inn and the renowned Hawk Conservancy and 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 a 6 minute drive away (Waterloo in 75 mins) as well as in Andover (Waterloo in just over the hour). A shop and post office can be found in the adjacent village of Abbots Ann and also Weyhill, with its popular Hillier Garden Centre complex. 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**

<b>Reception Hall</b>	Flagstone effect floor. Staircase rising to first floor and galleried landing.
<b>Cloakroom</b>	Wash hand basin with tiled splash back and low level WC. Flagstone effect flooring. Ceiling light point. Extractor fan.
<b>Drawing Room</b>	(Large reception room) Feature brick fireplace housing log burning stove with stone hearth, display areas, log store and exposed timbers. Two windows to front aspect overlooking the front lawn running down to the river. Oak flooring. Ceiling spot light. Double doors with glazing to either side leading into living area.



<b>Kitchen/Breakfast Room</b>	(With dining and living areas) Ceramic 1½ bowl sink unit with drainer and mixer tap. Polished granite work surfaces with tiled splash back. Peninsular unit with polished granite and oak breakfast bars. Range of Shaker style high and low level cupboards and drawers. Neff oven and grill. Integrated Neff dishwasher, under-counter fridge and freezer. Four ring induction hob with hood above. Larder style cupboards. Flagstone effect flooring. LED down lighters. Door into boot room with adjoining utility. Traditional style radiator with seat above.
<b>Dining / Living Areas</b>	Vaulted ceiling and exposed collar beams. Contemporary log burning stove. Porcelain tiled flooring with underfloor heating. Three Velux sky lights. Aluminium frame folding glazed doors the full width of the dining area opening onto terrace with apex glazing above and views over the garden. Further window with apex glazing overlooking garden the full width of the living area. Two further small windows to side aspect.
<b>Boot Room</b>	Oak block work surface with similar upstand, cupboards beneath and above. Grant oil fired boiler. Flagstone effect flooring. Stable door to rear porch and garden. Velux sky light. LED down lighters. Alcove with space for bench, coat hooks above.
<b>Utility Area</b>	Oak block work surface with similar upstand and tiled splash back. High and low level cupboards. Stainless steel sink with mixer tap and drainer. Recess and plumbing for washing machine. Space for fridge/freezer. Flagstone effect flooring. Fuse box. Spot light.
<b><u>FIRST FLOOR</u></b>	
<b>Landing</b>	Central galleried section with attractive views over the communal gardens and Pill Hill brook. LED down lighters. Cupboard housing insulated cylinder with immersion and shelving.
<b>Principal Bedroom</b>	(Large double bedroom) Full width bay window to rear aspect overlooking the garden. Limed oak flooring. Built-in wardrobes. Ceiling light points.
<b>En Suite Bathroom</b>	(Well appointed) Limestone tiled bath with mixer tap/shower attachment. Wash hand basin with mixer tap on stand, cupboard beneath, glass shelf and electric mirror above. Low level WC. Limestone tiled shower enclosure. Limestone tiled floor and walls. Down lighters. Chrome towel radiator. Window to rear aspect.
<b>Bedroom Two</b>	(Double bedroom) Window to rear aspect overlooking garden. Built-in wardrobes the full width of the room. Pendant light point.
<b>En Suite Shower Room</b>	Pedestal wash hand basin and low level WC. Shower cubicle. Part tiled walls. Ceramic tiled floor. Down lighters. Extractor fan. Shaver socket/light.
<b>Bedroom Three</b>	(Double bedroom) Window to rear aspect. Pendant light point.
<b>Bedroom Four</b>	(Double bedroom) Built-in wardrobes. Two windows to front aspect. Pendant light point.
<b>Bedroom Five</b>	(Single bedroom or study) Window to front aspect. Pendant light point.
<b>Family Bathroom</b>	Panelled bath with tiled surround, mixer tap/shower attachment. Pedestal wash hand basin with mixer tap light and shaver socket above. Low level WC. Tiled floor and part tiled walls. Window to front aspect. Down lighters. Extractor fan.



## **OUTSIDE**

<b>General / Front</b>	Gardens and grounds of about 0.4 acres. The property enjoys an exclusive tucked away position approached via a long sweeping herringbone block paved driveway and bridge crossing the Pill Hill brook (this lane is adopted and maintained). Three block paved guest parking spaces with surrounding hedging. Lawn and gravelled area to the front of the property with parking for four vehicles and access to the garage/workshop. Large area of lawn leading down to the Pill Hill brook, a chalk stream and tributary of the River Test.
<b>Integral Garage/Workshop</b>	Barn style double doors to front. Double doors to rear. Light and power points.
<b>Main Rear Garden</b>	This has the great benefit of a southerly aspect and is ideal for entertaining. Rear porch with light. Porcelain paved terrace with surrounding borders and steps leading onto the lawn. Specimen and fruit trees. The garden is well screened on either side boundary by high hedging. Stepping stone path and steps to upper lawn.
<b>Summerhouse/Studio</b>	Timber frame and clad elevations on brick plinth with clay tiled roof. Fully insulated. Part glazed double doors to front. Oak effect flooring. Vaulted ceiling. Window. Mezzanine storage area. Garden store at rear with light, power and shelving.
<b>Upper Lawn</b>	Well screened to either side by mature hedging. Herb and soft fruit borders. Timber garden shed. Two vegetable beds. Wild cherry tree. Small wildlife pond. Post and rail fencing at the end with picket gate into a small copse of sycamore trees on land rising to the rear boundary.
<b>Services</b>	Mains water and electricity. Private shared pump system connected to mains drainage.
<b>Directions</b>	SP11 8AQ
<b>Council Tax Band</b>	G

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

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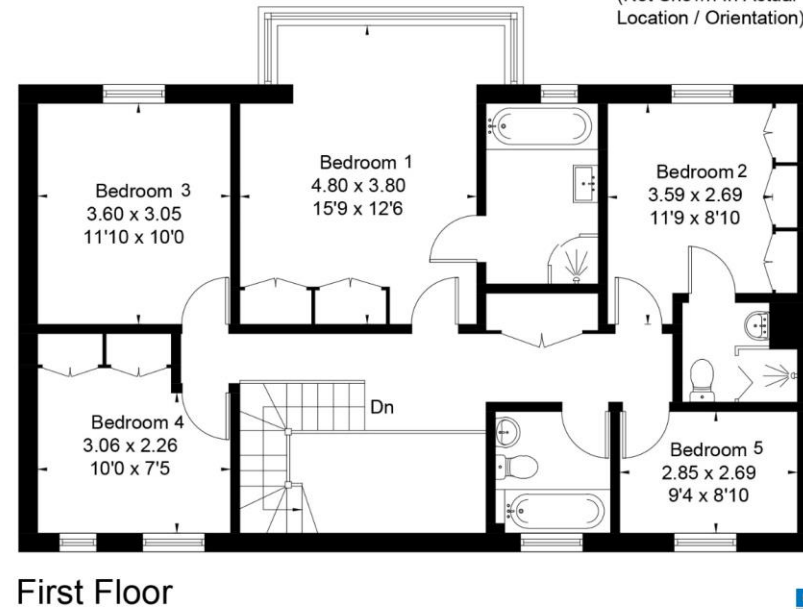
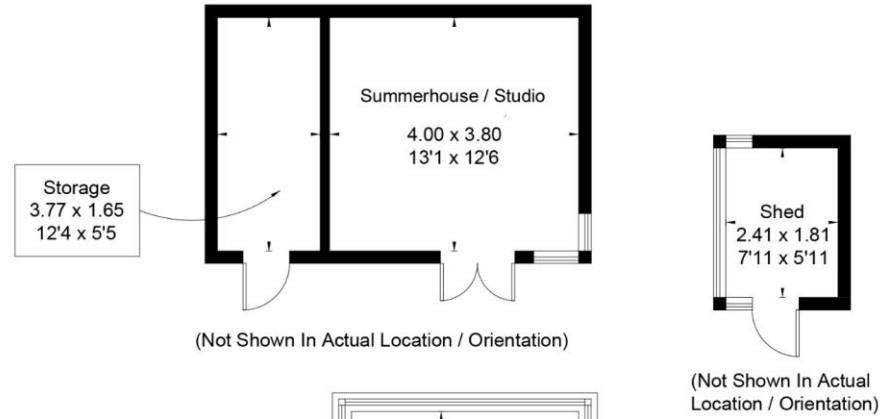
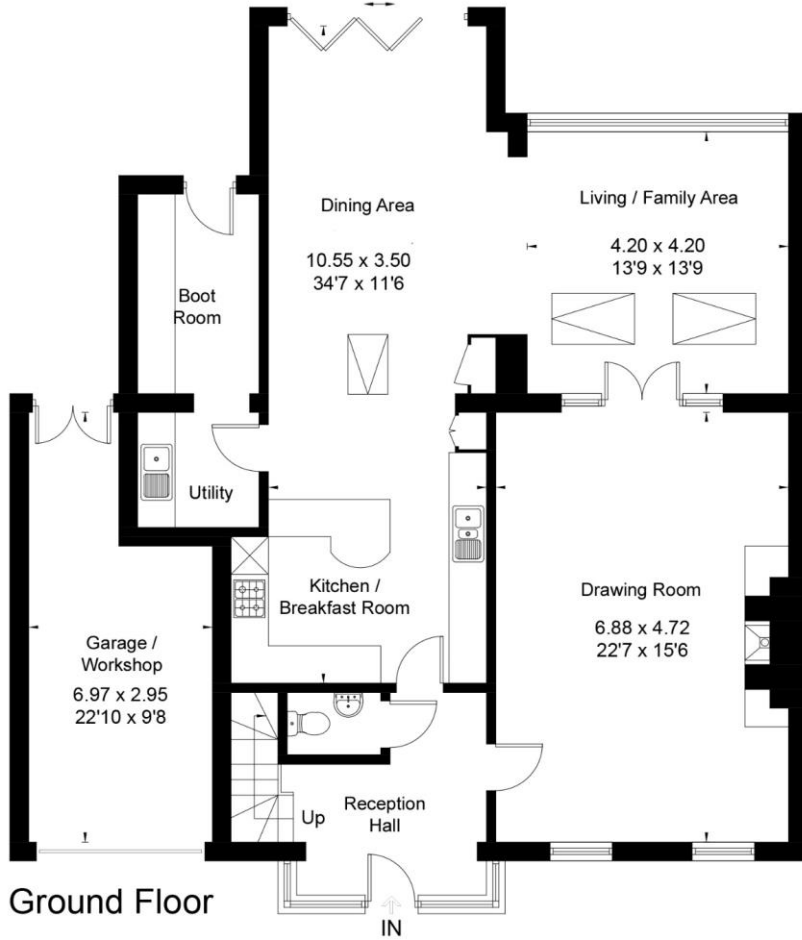
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Approximate Area = 207.2 sq m / 2230 sq ft  
 Garage / Outbuildings = 38.4 sq m / 413 sq ft (Excluding Shed)  
 Total = 245.6 sq m / 2643 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		6B	7G

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