

2 MANOR FARM COTTAGES

MONXTON, ANDOVER, HAMPSHIRE



EVANS & PARTRIDGE







2 MANOR FARM COTTAGES, MONXTON, ANDOVER, HAMPSHIRE, SP11 8AJ

AN EXTENDED SEMI-DETACHED FAMILY HOME WITH WELL PRESENTED ACCOMMODATION AND A SOUTHERLY FACING GARDEN

(THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION WHICH LIMITS THE OCCUPATION OF THE DWELLING TO THOSE SOLELY OR MAINLY EMPLOYED OR LAST EMPLOYED IN AGRICULTURE OR FORESTRY IN THE LOCALITY OR A WIDOW/WIDOWER OR A RESIDENT DEPENDANT OF SUCH A PERSON)

RECEPTION HALL, CLOAKROOM, LIVING ROOM
OPEN PLAN KITCHEN WITH FAMILY DINING AREA, UTILITY ROOM
PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM
PARKING, GOOD SIZED SOUTHERLY FACING GARDEN

OFFERS INVITED AROUND: £420,000 Freehold

DESCRIPTION

An extended semi-detached house of brick elevations beneath a slate roof with the benefit of UPVC double glazing throughout and oil fired central heating. The accommodation comprises a reception hall with cloakroom, good size living room with inset wood burning stove, open plan kitchen/dining room and separate utility. To the first floor there is a spacious landing, large principal bedroom with en suite shower room, two further bedrooms and a bathroom. Outside the property is set back from the village lane with off-road parking, the main garden extending to the rear with a southerly aspect.

LOCATION

The cottage is situated in the village of Monxton, well known for its many period and thatched properties. Monxton is a Conservation Area and has a village hall and church. There is an excellent public house within close walking distance (The Hawk) and a reputable primary school in the adjacent village of Amport as well as two public houses and an award winning village shop/post office in Abbots Ann, two miles away. The nearby town of Andover offers a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast access to Waterloo in just over one hour. There is also a railway station in the neighbouring village of Grateley, approximately five minutes' drive away. The A303 is close at hand allowing convenient access to the West Country and London, and the cathedral cities of Salisbury and Winchester are both within approximately twenty five minutes' drive.

ACCOMMODATION

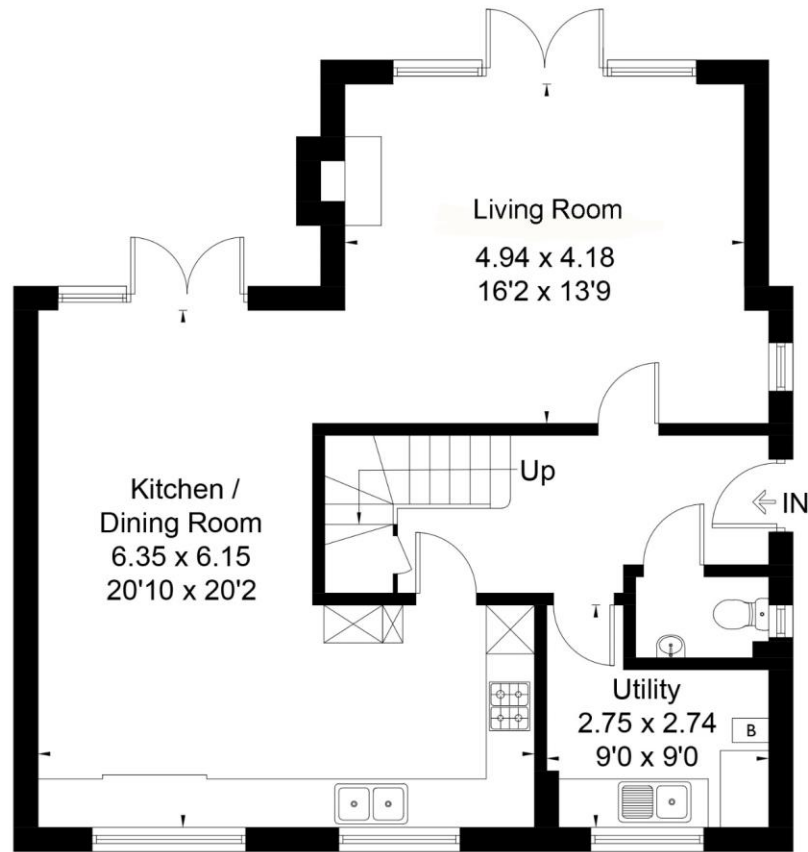
Entrance Porch	Covered with overhead lantern style light. UPVC part obscure glazed door leading to:
Reception Hall	Ceramic tiled floor. Staircase with balustrade to side rising to first floor. Understairs cupboard. Down lighters. Doors to living room, kitchen, utility and cloakroom.
Cloakroom	White suite comprising wash hand basin with mixer tap, tiled splash back and cupboard beneath. Low level WC. Ceramic tiled floor. Obscure glazed window to side aspect. Down lighters. Extractor fan.
Living Room	Glazed double doors with full height glazed panels to either side leading onto patio and main garden. Inset Stovax log burning stove with granite hearth. Oak flooring. Down lighters. Opening into:
Dining Room	Glazed double doors with full height glazed panel to side onto patio and rear garden. Oak flooring. Down lighters. Opening into:

Kitchen	Stainless steel 1½ bowl sink unit with drainer and mixer tap. Range of high and low cupboards and drawers. Breakfast bar. Timber effect work surfaces. Integrated Neff double oven and grill. Five ring induction hob with stainless steel splash back and extractor hood above. Integrated fridge and freezer. Recess and plumbing for dishwasher. LED down lighters. Oak/ceramic tiled floor. Two windows to front aspect. Door into reception hall.
Utility Room	Stainless steel sink unit with mixer tap and drainer, cupboard beneath, work surface above. Recess and plumbing for washing machine. Grant oil fired boiler. Cupboard. Coat hooks. Ceramic tiled floor. Down lighter. Fuse box. Window to front aspect.
FIRST FLOOR	LANDING / STUDY AREA: Window to front aspect. Down lighters. Access to loft space via hatch. Doors to:
Principal Bedroom	(Double bedroom) Hallway with door to en suite shower room. Opening into bedroom with window to rear aspect overlooking garden. Ceiling fan/light. Down lighters.
En Suite Shower Room	White suite comprising wash hand basin with mixer tap, cupboard beneath. Low level WC with concealed cistern. Tiled shower area with curved glass screen. Ceramic tiled walls and floor. Down lighters (one concealing extractor fan). Obscure glazed window. Chrome towel radiator.
Bedroom Two	(Double bedroom) Window to rear aspect. Down lighters.
Bedroom Three	(Double bedroom) Window to front aspect. Down lighters.
Family Bathroom	White suite comprising panelled bath with mixer tap/hand held shower attachment. Wash hand basin with mixer tap, cupboard beneath. Low level WC with concealed cistern, cupboard to side. Ceramic tiled floor and walls. Obscure glazed window to front aspect. Down lighters (one concealing extractor fan). Chrome towel radiator.
<u>OUTSIDE</u>	
Front	Splayed access off the village road onto a shared gravelled driveway widening in front of the house for parking, lawn to either side. Access round the side of the house into:
Rear Garden	Large terrace. Raised flower border. Summerhouse. Garden shed. Gently sloping lawn with shaped herbaceous borders to either side. The garden is well enclosed on both sides by fencing with walling to the end boundary.
Services	Mains water, electricity. Shared private drainage with adjoining property. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP11 8AJ
Council Tax Band	B

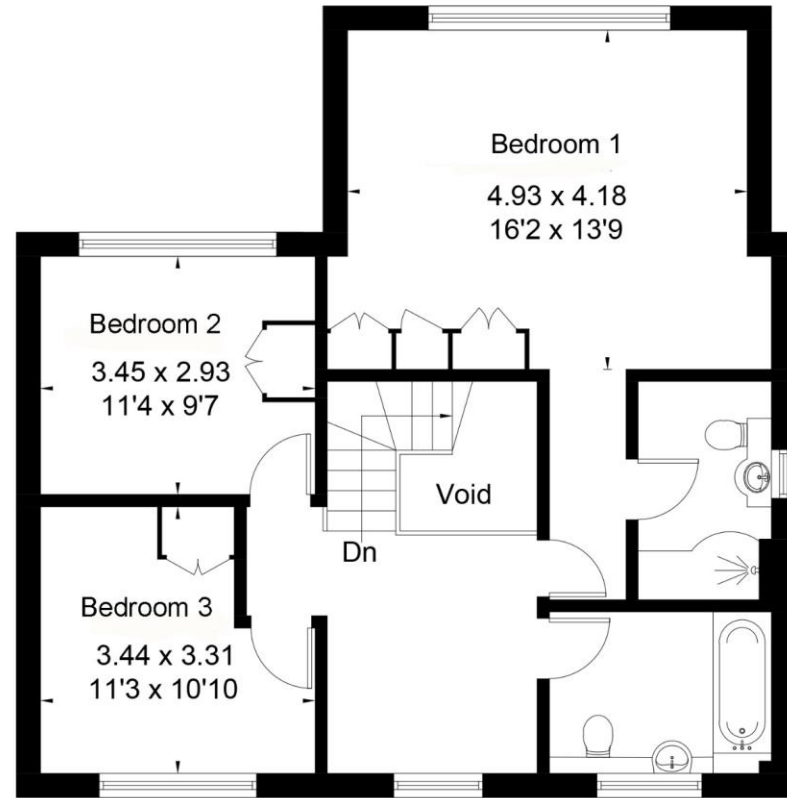
VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

Approximate IPMS2 Floor Area = 142.4 sq m / 1533 sq ft (Excluding Void)



Ground Floor



First Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 226144

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	83
EU Directive 2002/91/EC			
England, Scotland & Wales			