



EVANS & PARTRIDGE

BLACKSTONES
ANNA VALLEY, ANDOVER, HAMPSHIRE











BLACKSTONES, ANNA VALLEY, ANDOVER, HAMPSHIRE, SP11 7ND

AN INDIVIDUAL DETACHED MODERN HOUSE OFFERING WELL PRESENTED ACCOMMODATION INCLUDING FOUR BEDROOMS ARRANGED OVER THREE LEVELS, LARGE DOUBLE RECEPTION ROOM AND GOOD SIZE PRINCIPAL BEDROOM WITH EN SUITE TOGETHER WITH OFF-ROAD PARKING, CAR PORT AND A SOUTHERLY FACING REAR GARDEN

**RECEPTION HALL, CLOAKROOM, LIVING ROOM WITH SEPARATE DINING AREA, STUDY, KITCHEN / BREAKFAST ROOM
PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, THREE FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM
CAR PORT, PARKING
WELL ENCLOSED SOUTHERLY FACING REAR GARDEN**

OFFERS INVITED AROUND: £475,000 Freehold

DESCRIPTION

A detached house built in 2007 with brick elevations beneath a slate roof. The property benefits from double glazing throughout and mains gas fired central heating. The accommodation comprises a reception hall with cloakroom and study, living room opening into a separate dining area (each with views over the rear garden) and kitchen/breakfast room with integrated appliances. To the first there is a principal bedroom with en suite shower room, two further bedrooms and a family bathroom. The fourth bedroom is located on the second floor. Outside there is parking and a car port to the front of the house whilst the main well enclosed garden lies to the rear and benefits from a southerly aspect.

LOCATION

The property is situated in Anna Valley which has a recreation ground and garden centre nearby. Upper Clatford is within a short walk and has a pub, church and village hall. The neighbouring village of Abbots Ann has an award-winning shop/Post Office, village hall and playing field, primary school, church and two public houses. Andover, some 1½ miles to the north, offers a comprehensive range of shopping, educational and leisure facilities as well as a mainline railway station providing fast services to London Waterloo (in just over an hour). The cathedral cities of Salisbury and Winchester are within half an hour's drive and the A303 is close at hand allowing convenient road access to London and the West Country.

ACCOMMODATION

Porch	Path leading to covered porch with overhead light. Wood panel part glazed door into:
Reception Hall	Turning staircase with chamfered balustrade to side rising to first floor. Window to side aspect. Engineered oak flooring. Two pendant light points. Coving. Panel doors to living room, kitchen/breakfast room, study and cloakroom.
Cloakroom	White suite comprising pedestal wash hand basin with mixer tap and low level WC. Engineered oak flooring. Obscure glazed window to side aspect. Fuse box. Ceiling light point.
Living Room	(Good size reception room with separate dining area) Decorative polished quartz fireplace with hearth and mantel piece, inset coal effect gas fire. Glazed double doors with full height glazed panels to either side opening onto rear patio and garden. Coving. Wall lights and pendant light point. Wide opening into dining area. Panel door into kitchen/breakfast room.

Study	(Compact) Window to front aspect. Pendant light point.
Kitchen / Breakfast Room	Stainless steel sink unit with mixer tap and drainer. Polished granite effect work surfaces with metro tiled splash back and breakfast bar area. Range of Shaker style cream high and low level cupboards and drawers incorporating glazed display cabinet. Under-counter double oven with four ring ceramic hob above, stainless steel extractor hood over. Integrated fridge, freezer, washer/dryer and dishwasher with storage to side. Down lighters. Ceramic tiled floor. Window to front aspect. Panel door and window onto side path leading to driveway and rear garden.

FIRST FLOOR

Landing	Balustrade continues overlooking stairwell. Further turning staircase with similar balustrade rising to second floor. Window to side aspect. Pendant light point. Coving. Panel doors to principal bedroom, bedrooms two, three, family bathroom and cupboard housing pressurised hot water tank with slatted shelving.
Principal Bedroom	(Large double bedroom) Picture window to rear aspect overlooking main garden. Built-in double wardrobe cupboard. Two pendant light points. Coving. Panel door into:
En Suite Shower Room	White suite comprising pedestal wash hand basin with tiled splash back and low level WC. Corner glass/tiled shower enclosure. Oak effect flooring. Towel radiator. Obscure glazed window to rear aspect. Pivoting full height mirror cupboard. Strip light/shaver socket. Down lighters.
Bedroom Two	(Large double bedroom) Window to front aspect. Pendant light point. Coving.
Bedroom Three	(Smaller double bedroom) Window to front aspect. Pendant light point. Coving.
Family Bathroom	White suite comprising pedestal wash hand basin with tiled splash back, mirror and strip light/shaver socket above. Low level WC. Oak effect flooring. Towel radiator. Obscure glazed window to side aspect. Down lighter.

SECOND FLOOR

Landing / Study Area	Part enclosed by balustrade. Velux sky light to side aspect. Access into eaves storage. Panel door into:
Bedroom Four	(Large double bedroom with skimming ceiling and restricted head height) Velux sky light to side and rear aspect. Pendant light point.

OUTSIDE

Front	Splayed access off road shared with immediate neighbour onto gravelled driveway providing parking for two vehicles. Further parking space within car port.
Car Port	Constructed of pegged timber frame beneath a slate roof. Concrete base.

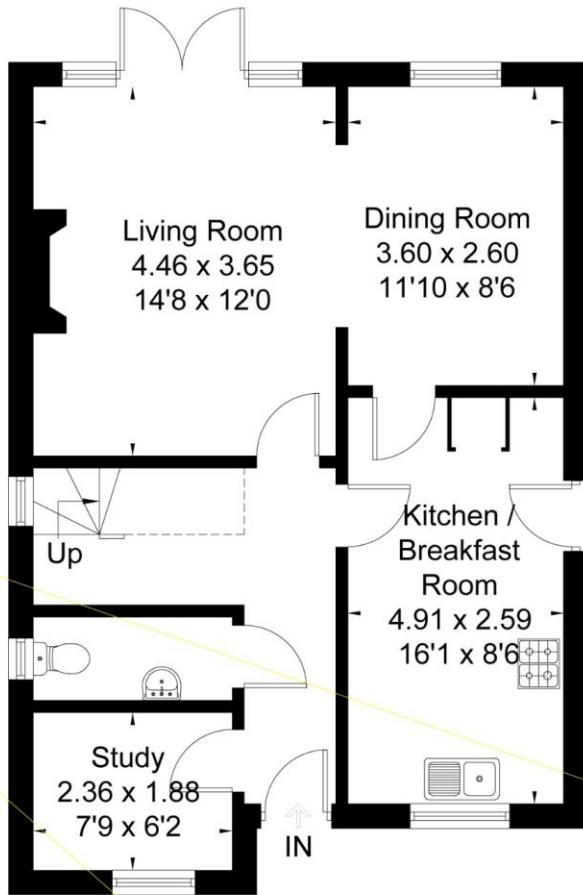
Rear Garden	(Southerly aspect) Paved patio accessed from living room, ideal for entertaining, enclosed by sleeper retaining walls and steps leading onto central lawn. The garden is well screened on either side by high close boarded fencing and by laurel to the rear boundary. Two ornamental cherry trees.
Services	All mains services are connected. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP11 7ND
Council Tax Band	E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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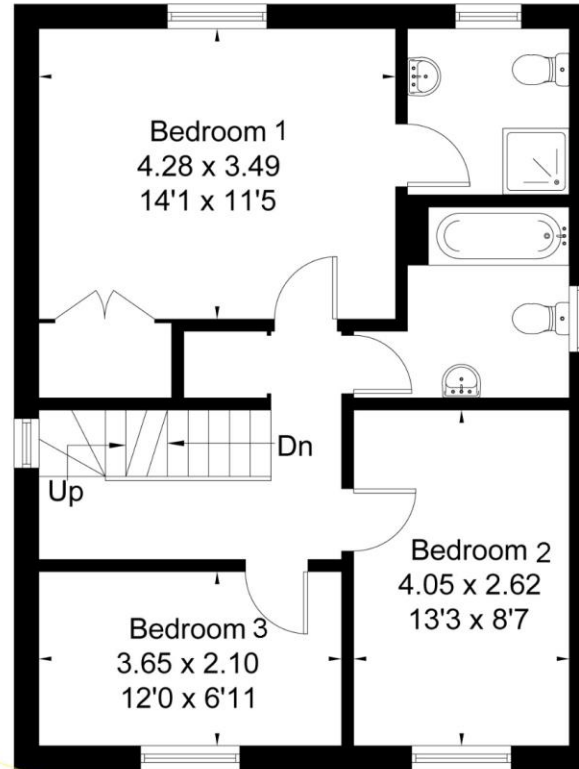
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Approximate Floor Area = 131.6 sq m / 1,417 sq ft

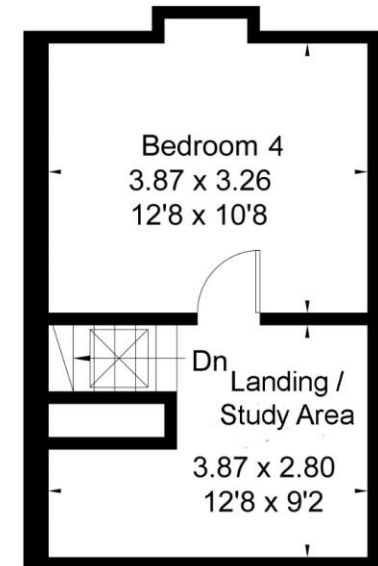


Ground Floor



First Floor

= Reduced head height below 1.5m



Second Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 287705

Energy Efficiency Rating		Current	Potential
100	A		
81-100	B		
69-80	C	76	85
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Net energy efficient - lower running costs

Net energy efficient - higher running costs

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