



EVANS & PARTRIDGE

7 SPRINGHILL
ST. MARY BOURNE, ANDOVER, HAMPSHIRE











7 SPRINGHILL, ST. MARY BOURNE, ANDOVER, HAMPSHIRE, SP11 6YF

**A SEMI-DETACHED HOUSE BUILT TO AN EXCEPTIONALLY HIGH STANDARD WITH AN INTERESTING SPLIT LEVEL DESIGN,
WELL APPOINTED ACCOMMODATION, GOOD SIZE GARDEN, CAR PORT AND PARKING**

**PORCH, RECEPTION HALL AREA, SITTING ROOM, KITCHEN / DINING ROOM, CLOAKROOM
TWO BEDROOMS, BATHROOM
OAK FRAME CAR PORT, OFF-ROAD PARKING
WELL ENCLOSED LANDSCAPED GARDEN**

OFFERS INVITED AROUND: £510,000 Freehold

DESCRIPTION

A semi-detached split level house built to an exceptionally high standard within a well-designed small development of just eight properties, four detached and four semi-detached, situated in a quiet elevated setting along a country lane yet close to the very heart of this extremely popular village with a thriving community and range of amenities.

The property is traditionally built with brick/weather boarded elevations beneath a tiled roof. The high quality finish and features of this energy efficient home include an air source heating system with under-floor heating, high grade aluminium double glazed windows and doors, solid oak internal doors, intruder alarm and the remainder of a LABC 10 year warranty. There is also excellent internet available via fibre to the property.

LOCATION

The property is situated in an elevated position near the centre of the village of St Mary Bourne, renowned for its many period houses and cottages and the surrounding undulating countryside. The village has a primary school, doctor's surgery, church, modern village hall, a Post Office and shop, as well as two public houses. An excellent rail service to Waterloo is available from Whitchurch, about three miles distant. The nearby towns of Andover (about five miles) and Newbury also offer fast mainline rail services to Waterloo and Paddington respectively, together with a comprehensive range of shopping, educational and leisure facilities. The cathedral city of Winchester is approximately twenty minutes' drive away. The A34 and A303 roads and M3 and M4 motorways are all within easy reach.

ACCOMMODATION

Porch Paved approach to oak frame porch. Door into:

LOWER GROUND FLOOR

Reception Hall Area Porcelain tiled floor. Dwarf wall with opening to side leading to kitchen/dining room. Turning oak staircase with quarter twist oak balustrade to side rising to upper ground floor and on to first floor. Doors to understairs cupboard and cloakroom.

Cloakroom White suite comprising corner wash hand basin and low level WC. Porcelain tiled floor and part tiled walls. LED down lighters. Window to front aspect.

Kitchen / Dining Room

Wood effect work surfaces with similar upstand, stainless steel 1½ bowl sink unit and mixer tap. Range of soft close high and low level cupboards and drawers. Bespoke built in colour-washed cabinets set in deep recess with high and low level storage and media display sill. Bosch single oven/grill. Bosch induction hob with extractor fan and light concealed within hood above. Integrated Indesit dishwasher, fridge/freezer and washing machine. Porcelain tiled floor throughout. Large full height feature window to front aspect with ample space in front for dining table. LED down lighters.

UPPER GROUND FLOOR**Landing Area**

Window to rear aspect with Velux sky light above. Oak staircase continues to first floor. Door into:

Sitting Room

Glazed double doors with glazed panel to either side opening onto and overlooking the rear patio and garden. Two Velux sky lights above. Feature pendant light. Wall lights.

FIRST FLOOR**Principal Bedroom**

Featuring a large full height window to front aspect affording glorious views over the Bourne Valley. Pendant light point. Bed-head wall lights.

Bedroom Two

(Double aspect) Dormer window to front with views. Velux sky light to rear aspect. Pendant light point. Bed-head wall lights.

Bathroom

White suite comprising bath, wash hand basin and low level WC. Porcelain tiled floor and part tiled walls. LED down lighters.

OUTSIDE**Front**

Wide access off village lane onto a tarmacadam access road with lighting and shrub and bark border to one side (for the sole use of the residents of this development). Access to:

Oak Frame Car Port

Light and power connected.

Main Garden

Good size mainly laid to lawn with paved patio terrace accessed from the sitting room well enclosed by close board fencing. Raised brick wall to rear encloses an elevated border planted with bamboo with a seating area. Outside light. Outside tap.

Services

Mains water, electricity and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge. MANAGEMENT CHARGE: A basic management company will be formed to control the shared parts, namely the access road and borders.

Directions

SP11 6YF

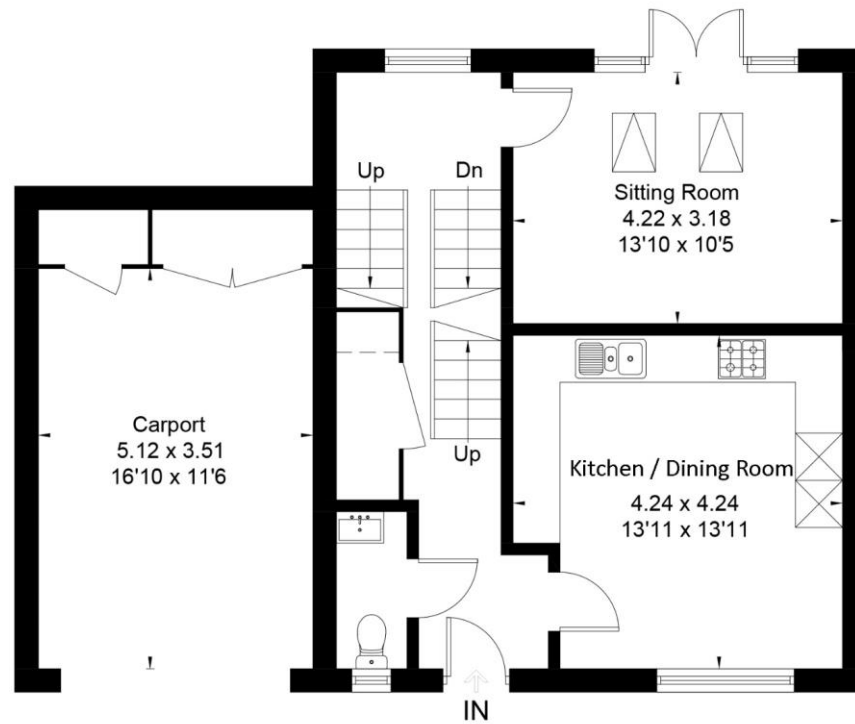
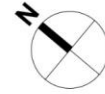
Council Tax Band

D - Basingstoke and Deane

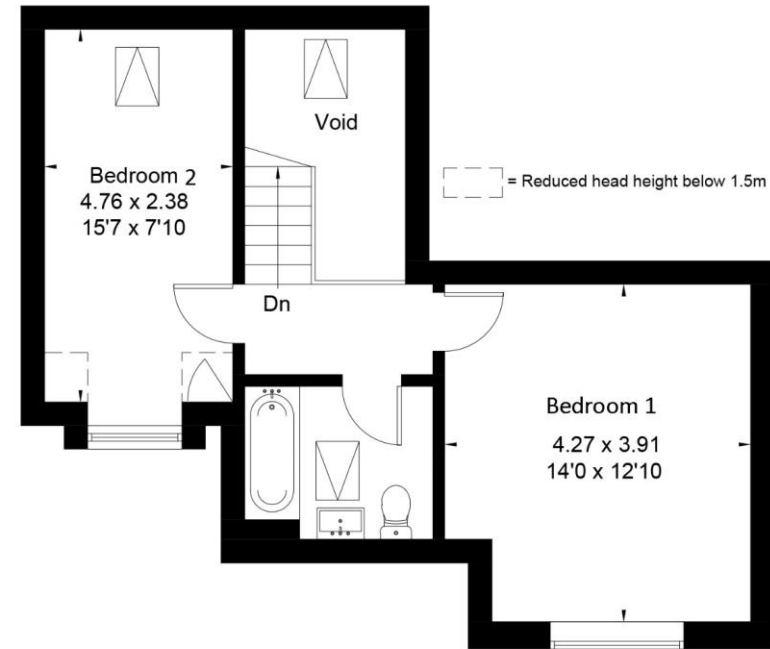
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Approximate Area = 87.3 sq m / 940 sq ft (Excluding Carport / Void)
Including Limited Use Area (1.7 sq m / 18 sq ft)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 299583

Energy Efficiency Rating		Current	Potential
100-109	A		94
81-100	B		
62-80	C	80	
43-61	D		
25-42	E		
10-24	F		
1-9	G		

Not energy efficient - higher running costs

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