



9 ABBOTTS HILL

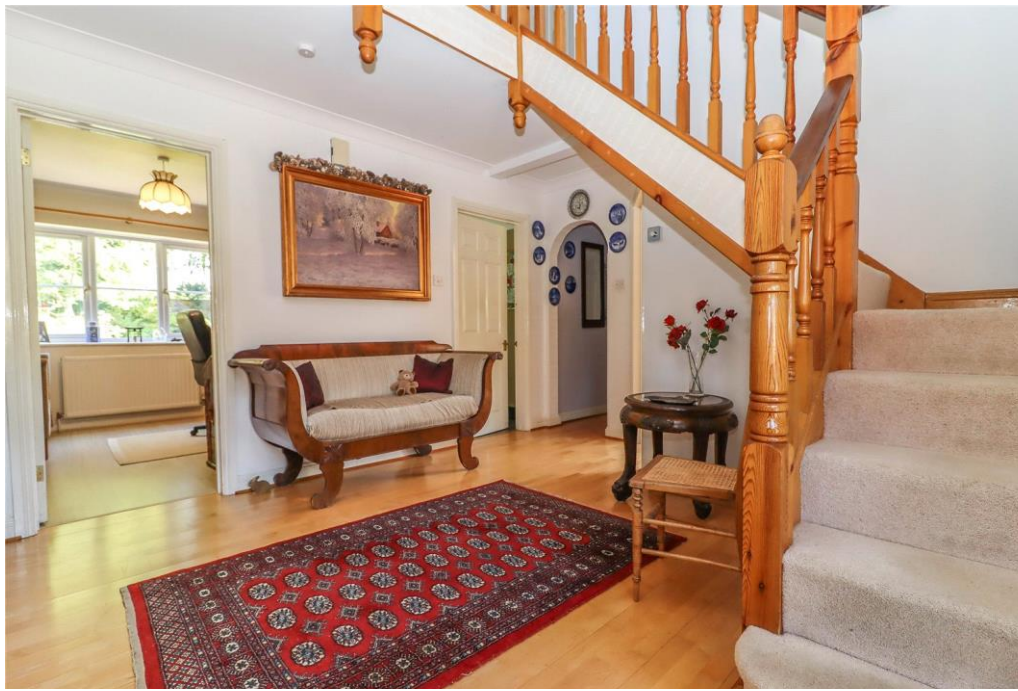
LITTLE ANN, ANDOVER, HAMPSHIRE

EVANS & PARTRIDGE

















# 9 ABBOTTS HILL, LITTLE ANN, ANDOVER, HAMPSHIRE, SP11 7PJ

**A LARGE DETACHED FAMILY HOUSE STANDING IN A BEAUTIFUL MATURE GARDEN WITH A SUBSTANTIAL LOFT OFFERING SCOPE FOR CONVERSION AND A DETACHED DOUBLE GARAGE, SITUATED WITHIN A POPULAR CLOSE OF LARGE DETACHED PROPERTIES ON THE EDGE OF THE VILLAGE**

**ENTRANCE PORCH, RECEPTION HALL, LIVING ROOM, DINING ROOM, STUDY / PLAY ROOM  
KITCHEN / BREAKFAST ROOM, UTILITY ROOM, CLOAKROOM  
PRINCIPAL BEDROOM WITH EN SUITE BATHROOM, THREE FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM  
SUBSTANTIAL LOFT OFFERING SCOPE FOR CONVERSION (SUBJECT TO CONSENT)  
DOUBLE GARAGE, PARKING  
ATTRACTIVELY LANDSCAPED FRONT AND REAR GARDENS, PLOT OF 0.24 ACRES**

**OFFERS INVITED AROUND: £850,000 Freehold**

## **DESCRIPTION**

An attractive detached family house standing in gardens and grounds approaching a quarter of an acre featuring an attractively landscaped mature private rear garden. The accommodation comprises a large central reception hall with cloakroom, three reception rooms, kitchen/breakfast room and utility. To the first floor there is an equally large landing, four bedrooms (one en suite) and family bathroom. We believe there is room on the landing to add a further staircase giving access up into an extremely spacious loft area where there is space to create two further large bedroom suites. Additional benefits include mains gas fired central heating, off-road parking and a good size detached double garage. Superfast fibre Broadband available. Heating and hot water on Hive system.

## **LOCATION**

The property is situated in the hamlet of Little Ann, on the edge of the village of Abbots Ann which has an excellent Post Office/Store, primary school, two public houses, church and a nearby garden centre. The area is a haven for those who enjoy country and riverside walks, and numerous sporting pursuits can be enjoyed nearby including horse racing at Newbury and Salisbury, motor racing at Thruxton, sailing on the Solent, and fishing on the celebrated River Test. The picturesque town of Stockbridge is about eight miles. Andover, approximately three miles away, offers a comprehensive range of shopping, leisure and educational facilities, as well as a mainline railway station providing fast services to Waterloo. The A303 allows convenient access to London and the West Country, and the cathedral cities of Salisbury and Winchester are both within a half hour drive.

## **ACCOMMODATION**

<b>Entrance Porch</b>	Exposed supports. Lantern style light. Part glazed door with full height glazing to either side into:
<b>Large Central Reception Hall</b>	Turning staircase with half landing and balustrade to side rising to galleried landing. Understairs storage cupboard. Coving. Pendant light point. Arch to inner hall leading to cloakroom.
<b>Living Room</b>	(Dual aspect) Cast iron gas fired log burning effect stove in open fireplace with granite surround and granite hearth, oak mantelpiece. Patio doors opening onto the rear terrace with views over the beautifully landscaped main garden. Window to front aspect. Coving. Wall light points.

<b>Dining Room</b>	(Large, dual aspect) Windows to front and side aspects. Coving. Wall lights.
<b>Study / Play Room</b>	Window overlooking the garden. Coving. Pendant light point.
<b>Kitchen / Breakfast Room</b>	Stainless steel 1½ bowl sink unit with mixer tap and drainer. Polished quartz work surfaces including a peninsular area with breakfast bar. Range of high and low level cupboards and drawers incorporating display cabinets and shelving. Neff integrated appliances including oven/grill, microwave oven and Hotpoint four ring hob with extractor hood above. Integrated Bosch dishwasher. Two windows to rear aspect. Pending light over breakfast bar. LED spot lights.
<b>Utility Room</b>	Oak effect work surface with ceramic tiled splash back, cupboards above and below. Recess and plumbing for washing machine and space for dryer. Tiled floor. Window to front aspect. Part glazed stable door to rear aspect. Loft hatch. Strip light. Fuse box. Sheila Maid.
<b>Cloakroom</b>	Suite comprising wash hand basin and low level WC. Tiled floor. Part tiled walls. Ceiling light point. Extractor fan.
<b><u>FIRST FLOOR</u></b>	
<b>Galleried Landing</b>	Balustrade continues overlooking hall. Window to front aspect. Pendant light points. Large loft hatch to a substantial boarded loft offering great potential to create two large en suite bedrooms (subject to consent) airing cupboard.
<b>Principal Bedroom</b>	(Large double bedroom) Window overlooking rear garden. Two built-in wardrobe cupboards. Coving. Pendant light point.
<b>En Suite Bathroom</b>	Suite comprising panelled bath with tiled sill, mixer tap/shower attachment and tiled surround. Pedestal wash hand basin with tiled splash back, shaver socket, mirror and lights above. Low level WC. Shower cubicle. Window to front aspect. Eaves cupboard. Ceiling light point.
<b>Bedroom Two</b>	(Large double bedroom) Window overlooking the rear garden. Pendant light point. Coving.
<b>Bedroom Three</b>	(Double bedroom) Window overlooking the main garden. Built-in double wardrobe cupboard. Pendant light point. Coving.
<b>Bedroom Four</b>	(Double bedroom) Window to front aspect. Built-in wardrobe cupboard. Pendant light point. Coving.
<b>Family Bathroom</b>	Suite comprising panelled bath with mixer tap/shower attachment, glass screen, tiled surround. Pedestal wash hand basin with tiled splash back, mirror and light and shaver socket above. Low level WC. Window to front aspect. Coving. Down lighter.
<b>Main Rear Garden</b>	This is a particular feature of the property with a block edged paved terrace and path with well stocked borders. Brick steps rise onto the main lawn with attractive rose and well stocked herbaceous borders and specimen trees. Mature flowering cherry, field maple and beech trees. The boundaries are well enclosed by fencing and hedging affording a good degree of privacy. Further lawned area to the far side of the property with path leading to a block paved southerly facing sun terrace. Wrought iron gate leading into the front garden.

## **OUTSIDE**

<b>Front</b>	Wide access off Abbots Hill onto generous block edged tarmacadam parking area leading to the front and side of the detached double garage. Attractively landscaped front garden with level lawn and flowering cherry tree. Rose bordered path leading to front entrance. Gate between house and garage leads into rear garden.
<b>Double Garage</b>	Constructed of brick elevations beneath a tiled roof. Twin up and over doors to front. Personnel door and window to rear. Light and power connected. Loft storage.
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<b>Services</b>	All mains services connected. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
<b>Directions</b>	SP11 7PJ
<b>Council Tax Band</b>	G

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

**Tel. 01264 810702**


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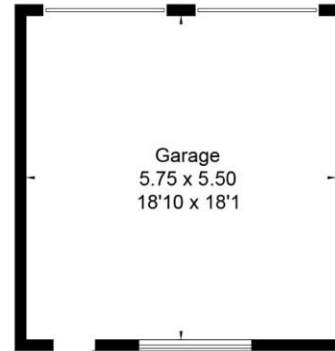
1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
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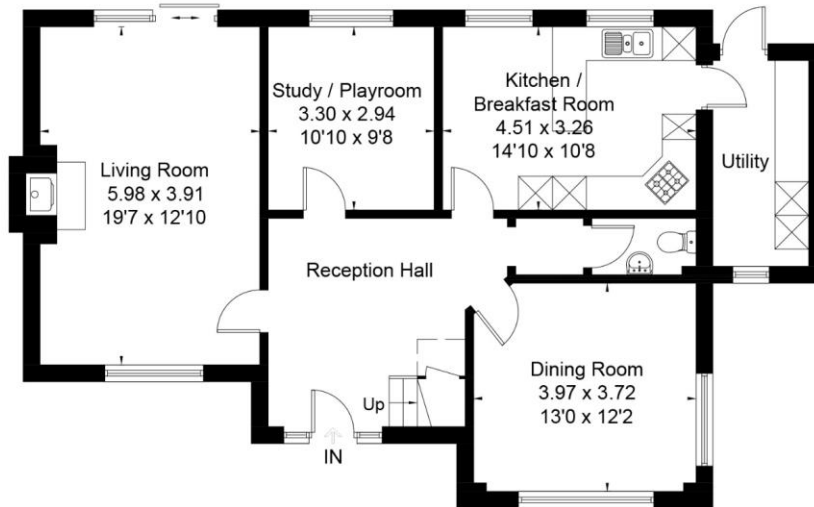
Approximate Floor Area = 170.2 sq m / 1832 sq ft  
 Garage = 31.6 sq m / 340 sq ft  
 Total = 201.8 sq m / 2172 sq ft  
 Including Limited Use Area (1.4 sq m / 15 sq ft)



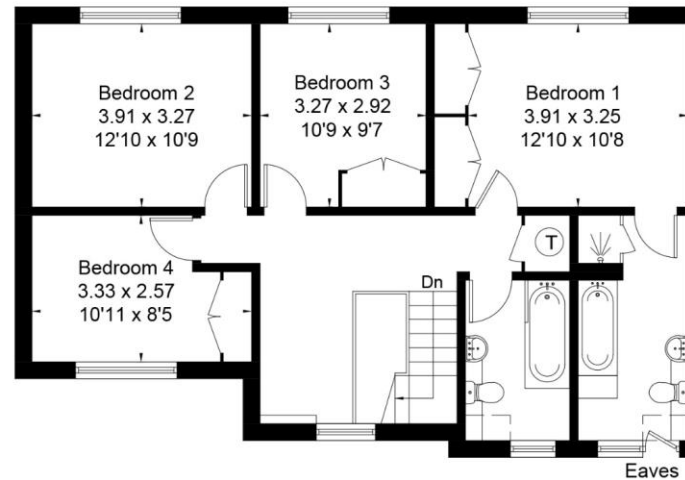
 = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 324637

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(91-100)	A		
(81-90)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland &amp; Wales EU Directive 2002/91/EC</small>			