



EVANS & PARTRIDGE

3 CHURCH MEWS
FOUNDRY ROAD, ANNA VALLEY











3 CHURCH MEWS, FOUNDRY ROAD, ANNA VALLEY, ANDOVER, SP11 7NF

A SPACIOUS MODERN FOUR BEDROOM SEMI-DETACHED HOUSE WITH AN INTEGRAL GARAGE/WORKSHOP AND SPLIT LEVEL LOW MAINTENANCE, PRIVATE AND SHELTERED SOUTHERLY FACING GARDEN SITUATED TO THE REAR OF A SMALL DEVELOPMENT, SET BACK FROM THE ROAD

**SPACIOUS AND WELL PRESENTED ACCOMMODATION
PRINCIPAL BEDROOM WITH EN SUITE BATHROOM, THREE FURTHER DOUBLE BEDROOMS
INTEGRAL GARAGE/WORKSHOP
SOUTHERLY FACING, LOW MAINTENANCE PRIVATE GARDEN
SET BACK FROM THE ROAD IN A SECURE SETTING**

OFFERS INVITED AROUND: £495,000 Freehold

DESCRIPTION

A large modern semi-detached house. The spacious accommodation comprises entrance hall and cloakroom, a large central dining hall, attractive sitting room with fireplace, a square living room with fireplace and kitchen/breakfast room. All of these principal rooms have doors out to the main rear terrace and garden. There is also a utility room on the ground floor. To the first floor there are four double bedrooms, one with an en suite bathroom, as well as a family bathroom. There is also a large loft for storage. The property is situated to the rear of a small courtyard style development with herringbone block paved approach, giving access to the integral garage/workshop, and an area of off-road parking. The split level rear garden has the benefit of a southerly aspect and is completely private and sheltered.

LOCATION

The property is situated in the popular village of Anna Valley which has a recreation ground, garden centre and pub/restaurant. The neighbouring village of Upper Clatford has a church and public house. 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. 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

Entrance	Outside lantern style light. White washed hardwood door with high level obscure glazed panel into:
Entrance Hall	Ceramic tiled flooring. Coir mat at threshold. Ceiling light point. Glazed door into central dining hall. Further panelled door into:
Cloakroom	White suite comprising corner wash hand basin with tiled splash back. Low level WC. Ceramic tiled flooring. Obscure glazed window to front aspect. Pendant light point. Extractor fan.
Central Dining Hall	(Large reception room ideal for entertaining) Glazed double doors open onto the rear terrace. Pendant and wall light points. Ceramic tiled flooring throughout. Turning staircase with chamfered balustrade and high half landing rising to the first floor. Obscure glazed window to front aspect. Glazed doors into living and kitchen/breakfast room. Further panelled door to inner hall linking through to the integral garage.

Living Room	(A well proportioned and elegant reception room) Central brick fireplace with raised brick hearth, inset coal effect gas fire, deep recesses to either side of the chimney breast with built-in dressers, high level display/book shelves, low level cupboards. Central ceiling decorative rose. Window and glazed double doors to side aspect opening onto the rear terrace and garden.
Kitchen / Breakfast Room	(Dual aspect) Stainless steel 1½ sink unit with mixer tap, drainer and incinerator. Black quartz work surfaces with concealed under counter lighting and ceramic tiled splash backs. A range of pine fronted high and low level cupboards and drawers. Eye level Hotpoint double oven and grill, four ring gas hob with concealed extractor fan and light over, integrated Neff dishwasher, integrated under counter fridge. Ceramic tiled flooring throughout. Space for family breakfast table. Ceiling light points. Windows to rear and side aspect. Half glazed door to rear terrace and garden. Door into:
Utility Room	Quartz work surface with tiled splash back. Inset stainless steel sink with mixer tap and drainer. Pine fronted high and low level cupboards. Space for tall fridge freezer. Recess and plumbing for washing machine. Wall hung Worcester mains gas fired boiler. Half glazed door to outside and driveway. Coir mat at threshold. Ceramic tiled flooring. Coat hooks. Ceiling light point.
Inner Hall	Storage recess beneath stairwell with hanging rail. Ceramic tiled flooring. Coir mat. Door into:
Garage / Workshop	(Large, integral) Fluorescent strip light. Power points. Work bench and shelving. Meter and fuse box. Up and over door to front.
FIRST FLOOR	Chamfered balustrade continues overlooking stairwell. Low window to front aspect. Pendant light point. Access to large part boarded loft space via hatch. Doors to bedrooms, bathroom and deep cupboard housing Megaflow pressurised hot water cylinder with expansion tank and slatted shelving.
Principal Bedroom	(Double bedroom) Picture window to the rear aspect. Ceiling light point. Bedroom furniture comprising glass topped dressing table with drawers. Glass topped bedside tables and wardrobe storage with further low level drawers. Door to:
En Suite Bathroom	White suite comprising Heritage wash hand basin on stand with cupboard beneath, panelled bath with mixer shower to one end. Low level WC. Part tiled walls. Shaver socket. Ceiling light point. Obscure glazed window to side aspect.
Bedroom Two	(Good sized double bedroom) Two windows to rear aspect. Ceiling light point.
Bedroom Three	(Double bedroom) Picture window to rear aspect. Ceiling light point. Wall light point. Matching storage and glass display shelves.
Bedroom Four	Further double bedroom. Picture window to front aspect. Ceiling light point. Built-in twin double wardrobes to one corner.
Family Bathroom	White suite comprising panelled bath with mixer shower to one end, tiled surround, pedestal wash hand basin. Low level WC. Part tiled walls. High cupboard with light to one side. Obscure glazed window to front aspect. Ceiling light point. Shaver socket.
OUTSIDE	The property is situated to the rear of a small development of good sized houses, approached via a herringbone block paved driveway providing access to the garage, front door and an area of off-road parking extending to the gable end of the house.
Rear Garden	Split level and low maintenance with the benefit of a southerly aspect. Substantial paved terrace with surrounding brick retaining walls ideal for barbeques and entertaining. Outside lantern style lights. Paved steps rise to a further brick edged circular raised area, bay trees and large curved laurel hedge. The rear garden is sheltered and enjoys complete privacy. Path and gate to utility door and parking area.

Services	Mains water, gas, electricity and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP11 7NF
Council Tax Band	E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

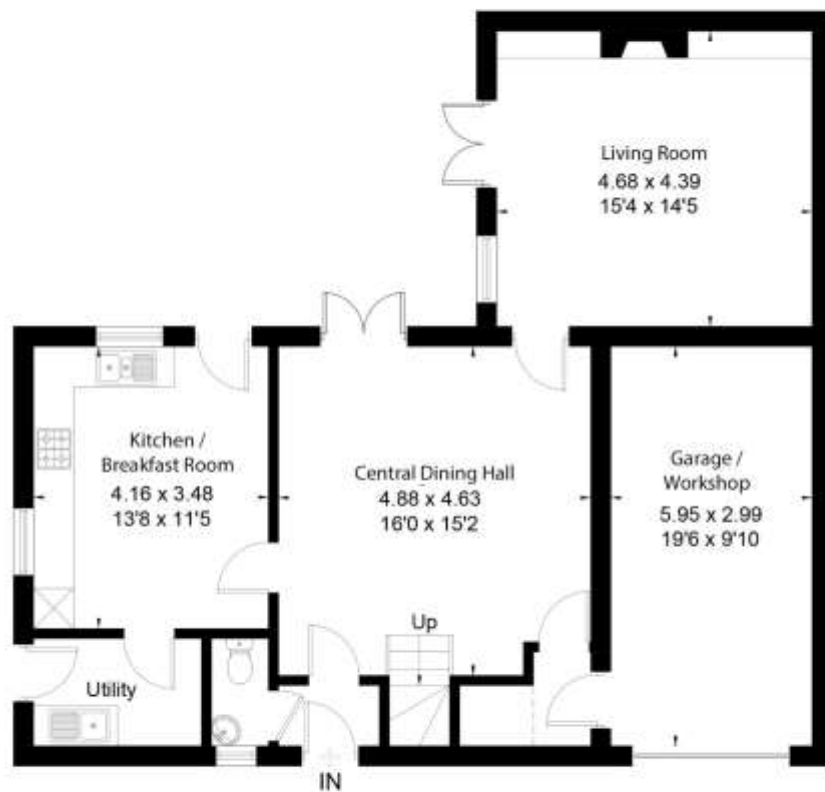
Tel. 01264 810702

www.evansandpartridge.co.uk

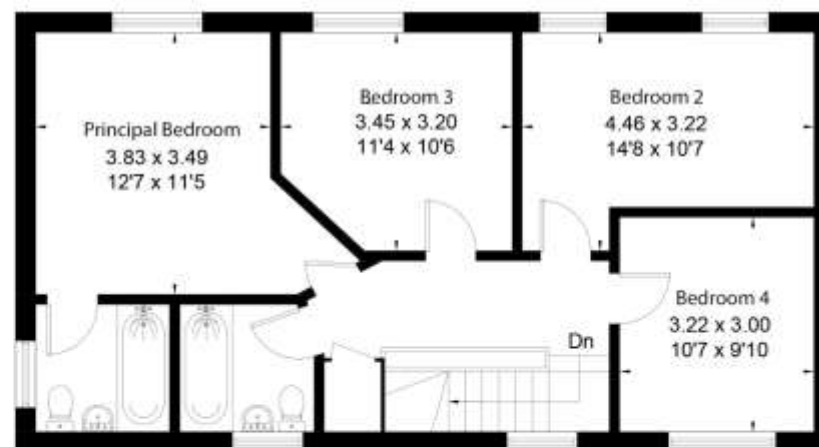
1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
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.

Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF

Approximate Floor Area = 160.6 sq m / 1729 sq ft (Including Garage)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #72752

