



**EVANS & PARTRIDGE**

**LONGPATH, CATTLE LANE**  
ABBOTTS ANN, ANDOVER





























# **LONGPATH, CATTLE LANE, ABBOTTS ANN, ANDOVER, HAMPSHIRE SP11 7DS**

**A LARGE AND VERSATILE DETACHED CHALET STYLE BUNGALOW STANDING IN JUST OVER HALF AN ACRE FEATURING  
BEAUTIFUL MATURE GARDENS WITH EXTENSIVE PARKING AND A DOUBLE GARAGE SITUATED  
ON THE END OF THIS POPULAR VILLAGE**

**TRIPLE ASPECT LIVING ROOM AND CENTRAL DINING HALL  
KITCHEN / BREAKFAST ROOM AND SEPARATE GOOD SIZED UTILITY  
FOUR BEDROOMS – BATHROOM – SHOWER ROOM – WC  
LONG DRIVE – EXTENSIVE PARKING  
MATURE COLOURFUL GARDEN OF ABOUT HALF AN ACRE**

**OFFERS INVITED AROUND: £750,000 Freehold**

## **DESCRIPTION**

An extended detached chalet style bungalow. The accommodation comprises triple aspect living room with fireplace, dining hall, kitchen/breakfast room and utility. On the first floor there is the principal bedroom, bed 4 and the Jack and Jill shower room. Some couples may wish to use the whole first floor as a principal suite. There are two further double bedrooms on the ground floor, a family bathroom and cloakroom. The house stands in an impressive and generous plot ideal for keen gardeners and children. There is scope for further extensions STPP.

## **LOCATION**

Abbots Ann has a public house, church, newly built primary school, award winning community post office and store and nearby garden centre. Andover, approximately three miles away, provides a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station with fast services to London (Waterloo in just over one hour). There is also a main line railway station at Grateley, approximately five minutes drive away. The A303 is close at hand allowing convenient access to London and the West Country. The cathedral cities of Winchester and Salisbury are both within about twenty minutes drive.

## **ACCOMMODATION**

### **Approach**

Front paved terrace leading to:

### **Entrance**

Outside lantern style light. UPVC/part decorative glazed door leading into:



<b>Dining Hall</b>	A spacious reception area with room for family dining/entertaining table and dresser. Coving. Central pendant light point. Open tread staircase with balustrade to one side rising to the first floor. Double doors conceal cloaks cupboard with further store above. Small pane obscure glazed doors to living room, kitchen/breakfast room and inner hall. Panelled door to bedroom 3. Further panelled door to deep built-in store with slatted shelving at far end.
<b>Living Room</b>	A large triple aspect reception room centering on an attractive open fireplace with cast iron and tiled surround, mahogany mantelpiece and polished hearth. Glazed double doors to the front aspect opening onto the front terrace and enjoying views down the garden. Picture window to side aspect. Further smaller high level window to opposite aspect. Ceiling coving, wall light points.
<b>Kitchen / Breakfast Room</b>	1½ bowl sink unit with drainer and mixer tap. Long roll top work surfaces mainly with tiled splashbacks. A range of pine fronted high and low level cupboards and drawers. Separate built-in pine dresser, high level glazed china display cabinets, open fronted corner shelving and low double cupboard. Bosch double oven and grill. Separate Bosch four ring induction hob, hood above with extractor fan and light. Recesses for undercounter fridge and freezer. Further recess and plumbing for dishwasher. Space in the centre of the room for a large family table with pendant light point above. Oil fired boiler. UPVC/obscure glazed door to outside. LED downlighters.
<b>Inner Hall</b>	Pendant light point. Loft hatch (sealed). Obscure glazed door to utility/work room, panelled doors to bedroom 2, family bathroom and cloakroom.
<b>Utility / Work Room</b>	A large room featuring a wide picture window with fantastic views over the main rear garden. Deep Beech block work surface with central ceramic Belfast sink and mixer tap. Recess and plumbing to one side for washing machine, further cupboards below with high level cupboards above. Oak effect flooring. Glazed door to rear garden. Ceiling spotlights.
<b>Bedroom 2</b>	A large double bedroom. Fitted bedroom furniture comprising of: chest of drawers, bedside tables, dressing table, corner display shelving and three large wardrobes. Picture window with stunning views up the main garden. Two pendant light points.
<b>Bedroom 3</b>	Double bedroom. Window to side aspect. Space for double bed with arch above, cupboards over and wardrobes to either end. Built-in dressing table and corner dresser with glass display sill. Window to side aspect. Pendant light point.
<b>Family Bathroom</b>	Bath with central mixer tap/handheld shower attachment. Curved glass screen and electric Mira shower, tiled surround. Pedestal wash hand basin and low level WC both with tiled splashback, large mirror above with light over. Shelving to one side. Chrome towel radiator to opposite side. Granite tiled flooring. Obscure glazed window. Ceiling light point.
<b>Cloakroom</b>	Half tiled low level WC with concealed cistern. Basin, shaver socket above. Pendant light point. Small obscure glazed window.
<b><u>First Floor</u></b>	
<b>Landing</b>	Balustrade overlooking stairwell. Space for bookshelves. Pendant light point. Internal obscure glazed window for natural light. Doors to:



<b>Principal Bedroom</b>	A large double bedroom with sitting area extending on either side into the eaves with high and low wide Velux windows to the rear aspect. Built-in bedroom furniture, roll top sills with low cupboards and drawers beneath and full height wardrobes. Further deep eaves storage cupboard. Ceiling spotlights. Panelled door to:
<b>Shower Room</b>	(Jack and Jill shared with Bedroom 4 which could alternatively be used as a dressing room). Pedestal wash hand basin, mixer tap, tiled splashback with mirror above. Quadrant curved glass/tiled shower enclosure with Mira shower. Low level WC with concealed cistern. Wide Velux to rear aspect.
<b>Bedroom 4</b>	Single bedroom extending to one side under the eaves. Velux window to front aspect. Pendant light point. Door to loft.
<b>Outside</b>	Opening off lane onto a long gravelled driveway leading to the property where there are extensive parking areas to both the front and side which also lead to the garage.
<b>Front Garden</b>	Large. Laid to a level lawn with colourful herbaceous borders with inset specimen trees including flowering Cherry and a Magnolia. There is a raised wrap around terrace to the front of the house with space for bench, potted plants, trees and surrounding flower and Lavender borders.
<b>Garage / Workshop</b>	Prefab construction, up and over door to front, windows and personnel door to side. Light and power connected.
<b>Rear Garden</b>	A particular feature of the property, wrap around concrete hardstanding links the doors. Steps rise through well stocked colourful borders onto the main shaped central lawn, expansive, bordered on all sides by impressively stocked and colourful deep herbaceous borders full of perennials, roses, shrubs and specimen trees. Concrete hardstanding and timber shed. Summerhouse with paved terrace to the front. Rose trellis screens the kitchen/garden area where there is an aluminium framed greenhouse and potentially for raised beds. The garden enjoys privacy and is well enclosed on all sides by a variety of hedging and some mature trees.
<b>Services</b>	Mains water and drainage, oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SP11 7DS
<b>Council Tax</b>	E

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Approximate Floor Area = 177.8 sq m / 1914 sq ft  
 Double Garage = 34.3 sq m / 369 sq ft  
 Total = 212.1 sq m / 2283 sq ft



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