



**EVANS & PARTRIDGE**

**6 HILLSIDE**  
**ABBOTTS ANN, ANDOVER**















# 6 HILLSIDE, ABBOTTS ANN, ANDOVER, HAMPSHIRE SP11 7DF

**A LINK DETACHED FAMILY HOME WITH FOUR BEDROOMS, A DOUBLE GARAGE AND A PRIVATE LANDSCAPED GARDEN OVERLOOKING A WATER MEADOW SITUATED TO THE REAR OF A SMALL CUL-DE-SAC WITHIN CLOSE LEVEL WALKING DISTANCE OF THE CENTRE OF THE VILLAGE**

**WELL PRESENTED ACCOMMODATION  
RECENTLY ADDED GARDEN ROOM  
PARKING AND DOUBLE GARAGE  
PRIVATE LANDSCAPED GARDENS  
WATER MEADOWS BEHIND  
CLOSE TO CENTRE OF VILLAGE  
SHOP/POST OFFICE - PUBS - SCHOOL - WALKS  
FULL FIBRE BROADBAND**

**OFFERS INVITED AROUND: £635,000 Freehold**

## **DESCRIPTION**

A modern house, linked only in one corner to its neighbour, constructed of brick elevations beneath a tiled roof with the benefit of a detached double garage, UPVC double glazing and mains gas fired central heating. The accommodation comprises a reception hall with cloakroom/utility room, living room with fireplace, dining/family room and kitchen. To the rear is a garden room directly accessed from the kitchen. To the first floor there is a master bedroom with en suite shower room, three further double bedrooms and a family bathroom. Outside the front garden is landscaped with parking in front of the detached double garage whilst the rear landscaped garden enjoys views over the withy beds to farmland beyond and a well-appointed and recently constructed enclosed entertaining area.

## **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**

Path and step up beneath wide tiled entrance porch. Outside lantern style light. UPVC/obscure glazed door leading into:

### **Reception Hall**

Staircase rising to the first floor with turned style balustrade to one side. Range of understairs storage cupboards. Ceiling coving. Pendant light point. Doors to:

<b>Living Room</b>	A large dual aspect reception room. Central open fire with Jetmaster Firebox, raised granite hearth and inset surround, oak mantelpiece. Wide picture window with UPVC/glazed door at one end opening onto the rear terrace and enjoying a view over the rear garden to water meadow and trees beyond. Further picture window to front aspect. Ceiling coving. Two pendant light points.
<b>Dining Room</b>	Window to front aspect. Serving hatch to kitchen. Ceiling coving and central pendant light point.
<b>Kitchen</b>	Stainless steel 1½ bowl sink unit with central mixer tap and drainer to one side. Roll top work surfaces with ceramic tiled splashbacks. A range of high gloss finish, high and low level cupboards and drawers, including high-level open fronted wine rack. Belling cooker, comprising double oven, grill and four ring induction hob, extractor fan and light concealed above. Space for tall fridge/freezer. Undercounter recess for dishwasher. Ceramic tiled flooring, tall chrome towel radiator. UPVC/glazed door with high-level window to one side opening into:
<b>Garden Room</b>	An excellent modern extension. Double glazed elevations standing on brick plinth beneath a vaulted ceiling with hipped, glazed roof. Large central picture window with views over the main garden water meadow and trees. Part glazed double doors open onto the main terrace. Further glazed door to opposite side into garden. Ceramic tiled flooring. Contemporary central ceiling light, light point and further LED downlighters. Electric wall mounted heater.
<b>Utility / WC</b>	Roll top work surface with central stainless steel sink with mixer tap and drainer, tiled splashback. High and low level cupboards, recess and plumbing for washing machine, space beside for tumble dryer. Wall hung British Gas (mains) boiler. Ceramic tiled flooring. Low level WC. Obscure glazed window to rear aspect. Ceiling light point.
<b><u>First Floor</u></b>	
<b>Landing</b>	Central ceiling light point, loft hatch, deep built-in cupboard housing hot water cylinder with airing space to front. Panelled doors to:
<b>Principal Bedroom</b>	A generous double bedroom with picture window to front aspect. Fitted bedroom furniture comprising wide range of full height wardrobes. Central ceiling light, spotlights. Panelled door to:
<b>En Suite Shower Room</b>	White suite comprising raised ceramic wash hand basin on roll top sill with double cupboard beneath, tiled splashback. Low level WC. Sliding glass door into large, tiled, wet area with electric shower, ceramic tiled flooring and part tiled walls. Raised towel radiator. Obscure glazed window to front aspect.
<b>Bedroom 2</b>	A further generous double bedroom. Two windows to the front aspect. Pendant light point.
<b>Bedroom 3</b>	Double bedroom. Oak effect flooring. Window to the rear aspect overlooking water meadows and trees. Pendant light point.
<b>Bedroom 4</b>	A generously proportioned single bedroom also with oak effect flooring. Window to rear aspect with attractive view. Pendant light point.

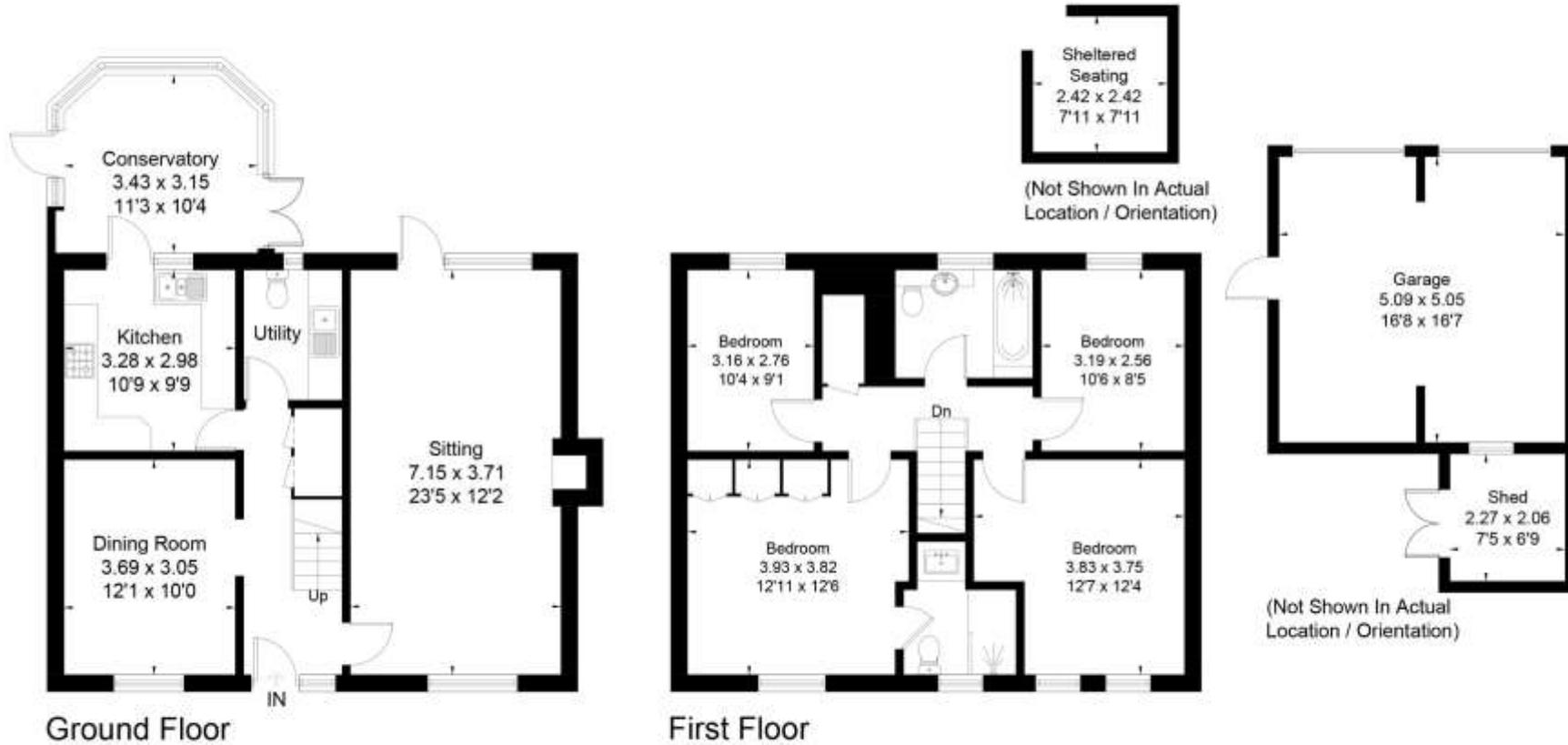
<b>Bathroom</b>	Matching suite comprising: panelled bath with fully tiled surround, shelf to one end, fitted mixer tap, shower to opposite end with shower curtain rail. Wash hand basin set into long sill with double cupboard beneath. Low level WC to one side, with concealed system, tiled splash back. Tall towel radiator. Obscure glazed window to rear aspect.
<b>Outside</b>	The property is situated to the rear of the Close with access on to a concrete hardstanding with parking for two/three cars and access to the double garage. The front garden is part brick paved, part lawn, with circular block paved feature. Brick retained, well stocked borders. Climbing plants, and Wisteria trained to the side wall. Scalping and gravel feature border with surrounding Lavender. Timber gate gives access to a covered walkway between the garage and end of the house which leads through to the rear garden.
<b>Double Garage</b>	Constructed of brick elevations beneath a tiled roof. Central brick piers with electric, remote operated, garage doors on either side. Wide opening with light and power connected, shelving and workshop area. Half glazed personnel door opening into passage.
<b>Rear Garden</b>	This has been attractively landscaped and enjoys great privacy. A salient feature of the house is the immediate green outlook onto water meadows full of willow trees, all of which attracts a great deal of interesting wildlife in particular birds. Indian Sandstone terrace ideal for barbecues and entertaining. Split level lawn with steps at one end. Curved retaining wall, well stocked, sleeper retained, central border to the back boundary with roses, flowers and specimen trees to either end. Timber garden shed extends to the rear wall of the garage. To one rear corner there is an Indian Sandstone terrace with a recently constructed timber pergola beneath the hipped roof gazebo and small terrace to the opposite corner.
<b>Services</b>	All mains services are connected. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SP11 7DF
<b>Council Tax</b>	E

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**  
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Approximate Floor Area = 138.7 sq m / 1492 sq ft  
 Garage = 25.7 sq m / 277 sq ft (Excluding Shed / Sheltered Seating)  
 Total = 164.4 sq m / 1769 sq ft



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 #92080

Energy Efficiency Rating	
Current	Potential
G	B+
F	
E	
D	
C	
B	
A	