



EVANS & PARTRIDGE

11 BARLOWS LANE
ANDOVER, HAMPSHIRE















11 BARLOWS LANE, ANDOVER, HAMPSHIRE SP10 2HA

**AN INDIVIDUAL DETACHED FAMILY HOUSE WITH A CONTEMPORARY FEEL AND EXTREMELY WELL PRESENTED SPACIOUS
ACCOMMODATION INCORPORATING OPEN PLAN LIVING FOUR BEDROOMS AND FOUR BATH / SHOWER ROOMS
SET BACK FROM THE ROAD WITH EXTENSIVE PARKING AND PRIVATE REAR GARDEN**

**LIGHT AND AIRY ACCOMMODATION
STUNNING OPEN PLAN KITCHEN AND LIVING AREA
FOUR GOOD SIZED BEDROOMS – FOUR BATH / SHOWER ROOMS
FULLY DOUBLE GLAZED – MAIN GAS HEATING
CLOSE TO ROOKSBURY LAKES AND NATURE RESERVE
EASY WALKING DISTANCE OF TOWN CENTRE AND TRAIN STATION**

OFFERS INVITED AROUND: £775,000 Freehold

DESCRIPTION

A detached house that was largely extended and completely re-modelled about six years ago. The accommodation includes a central reception hall with double height entrance and glazed gallery landing above, sitting room, substantial open plan kitchen/breakfast room with island, adjoining living area with log burner, lantern and folding glazed doors to the garden as well as a dining/entertaining space and separate utility. The fourth double bedroom and adjoining shower room completes the ground floor. The first floor accommodation includes two large en suite double bedrooms one with Juliet balcony, a third bedroom and family bathroom. The house stands back from Barlows Lane with a generous driveway and plenty of parking whilst the rear garden enjoys seclusion and privacy being well enclosed and not overlooked.

LOCATION

The property is situated off Barlows Lane a popular residential area on the southern side of the town. Rooksbury Mill Nature Reserve is within close walking distance which offers beautiful, peaceful walks and there are footpaths leading into the village of Clatford. The market town of Andover offers a good range of shopping and educational facilities including the Museum of the Iron Age, Andover College, theatre, leisure centre and two golf courses. There is a mainline rail station to London (Waterloo) providing a fast service in just over the hour. The A303 gives access to London, via the M3 and West Country. The cathedral cities of Winchester and Salisbury are both within 30 minutes drive, as is Basingstoke.

ACCOMMODATION

Approach

Paved steps with contemporary outside lights to either side of composite grey panelled door with obscure glazed fan light leading into:

Reception Hall

Featuring a double height entrance with oak/glazed gallery above. Tall casement windows to side of front door and first floor glazing in three aspects above. Turning staircase rising to the first floor with oak/glazed balustrade, deep recess with space for seat below. Oak flooring and LED downlighters. Oak door conceals a useful walk-in cloaks cupboard with pendant light point and hooks. Doors to sitting room, bedroom 4 and shower room. Part glazed oak double doors onto open plan kitchen with adjoining living and dining areas.

Sitting Room	Window to the front aspect. Pendant light point. High obscure glazed window to side aspect and part glazed oak double doors opening into the dining area.
Main Living Area	This is an exceptional open plan light and airy living space comprising kitchen/breakfast room and an adjoining living area with bi-folding doors opening into a dining area featuring a central free standing log burning stove with exposed flue above.
Kitchen / Breakfast Area	Long marble effect work surface with similar upstand, inset 1½ bowl sink unit with drainer and mixer tap. A range of Shaker style white washed high and low level cupboards. Large central island with a range of pan drawers to one side, central five ring hob with glass splashback and wide reclaimed pine breakfast bar to opposite side with further storage under. Integrated oven and grill with microwave oven above. Space and plumbing for American style fridge/freezer with oak display sill over and deep recess to one side (used for logs). Integrated dishwasher. Central lowered ceiling above island with concealed lighting and central extractor fan and light. Oak flooring throughout. LED downlighters. Door to utility. Wide openings to:
Living Area	Bi-folding doors opening on to the rear terrace and overlooking the main rear garden. Large glazed lantern above. Oak flooring and LED downlighters.
Dining Area	Dual aspect. Picture window overlooking the rear garden. Further picture window to side aspect. Space for large entertaining table with pendant light point above. Oak flooring.
Utility	Roll top work surface with inset central sink, mixer tap and drainer. Double cupboard beneath. Recess and plumbing for washing machine to one side, recess for dryer to opposite. Wall hung Ideal mains gas fired boiler. Oak flooring. UPVC/glazed door to outside. LED downlighters.
Bedroom 4	A large dual aspect double bedroom. Picture window to front aspect. Further window to side aspect. Pendant light point. Two deep built-in wardrobes one housing the fuse box.
Shower Room	Spacious with limed oak effect flooring. Floating sill with contemporary raised basin above, central mixer tap, chrome edged Travertine style wall to ceiling splashback with large mirror and light above. Low level WC. Glass door into shower enclosure with overhead and handheld attachments. Folding door conceals a cupboard housing pressurised hot water cylinder with expansion tanks over. Further door into a deep shelved linen/storage cupboard. Obscure glazed window. LED downlighters and extractor fan.
<u>First Floor</u>	
Central Landing	Large with glass/oak balustrades overlooking the entrance and stairwell. Contemporary pendant lights over stairs. LED downlighters and loft hatch. Oak panelled doors to:
Principal Bedroom	Initial entrance hall with window to side aspect and door into en suite. Wide opening into large dual aspect double bedroom. Picture window to the front aspect with a view over rooftops towards trees. Further window to side aspect. Pendant light point. Two large built-in double wardrobe cupboards.

En Suite	Oak effect sill with twin raised oval wash hand basins each with waterfall mixer tap, drawers beneath, marble effect tall tiled splashback with central mirror and light over. Low level WC. Step up, with large frameless glass screen to side, to fully marble effect tiled wet area with overhead and handheld shower. Towel radiator. Obscured window. Limed oak effect flooring. LED downlighters. Extractor fan.
Bedroom Suite 2	Further large double bedroom featuring a glazed Juliet balcony to rear aspect overlooking the main garden. Further large window to front aspect, built-in double wardrobe cupboard and pendant light point. Oak door to:
En Suite Shower Room	Wash hand basin with drawers beneath, central mixer tap, full chrome edged splashback with mirror and light over. Low level WC with similar splashback and corner curved glass fronted shower cubicle with overhead and handheld attachments. Chrome towel radiator. Limed oak effect flooring. Obscure glazed window. LED downlighters and extractor fan.
Bedroom 3	Small double/large single bedroom. Window overlooking the rear garden. Pendant light point.
Family Bathroom	White suite. Panelled bath with similar surrounding splashback, mixer tap/handheld shower attachment at one end. Raised wash hand basin with double cupboard beneath, central mixer tap, tall chrome edged splashback with mirror over and light above. Low level WC. Chrome towel radiator. Obscure glazed window to side aspect. LED downlighters, Extractor fan and limed oak effect flooring.
<u>Outside</u>	
Front	Access off road. Stone edged tarmac. Approach, two large timber piers, ideal for electric double gates to be installed. Opening on to a substantial stone and block edged shingle driveway providing extensive parking and well enclosed on either side by fencing, hedging plants and trees. Laurel and photinia borders extend to the front of the house. Access to the front door and timber gate to a shingle path with Hazel and Holly bushes which lead past the utility door and into:
Rear Garden	Sleeper edged paved terrace outside kitchens doors, ideal for barbeques and entertaining. Step up into main lawn with colourful flower borders and young Laurel hedging all well screened by tall timber fencing and hedging plants. To the rear boundary there is a pebbled area ideal for greenhouse, garden store or summerhouse. The rear garden has benefit of privacy.
Services	Mains electricity, water, drainage and gas. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP10 2HA
Council Tax	F

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702

www.evansandpartridge.co.uk

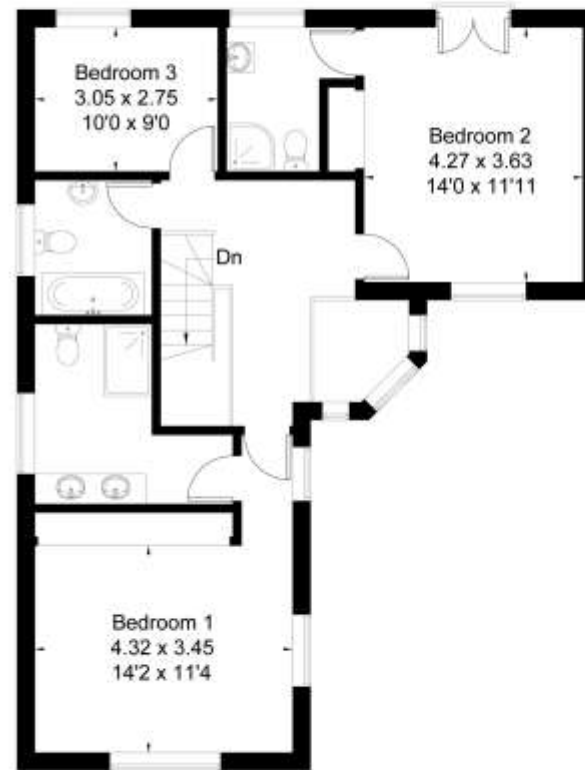
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Approximate Floor Area = 186 sq m / 2001 sq ft



Ground Floor



First Floor



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Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
71	83
England, Scotland & Wales	