

BYWATERS, ABBOTTS ANN

ANDOVER, HAMPSHIRE



EVANS & PARTRIDGE











BYWATERS, ABBOTTS ANN, ANDOVER, HAMPSHIRE SP11 7AZ

A FOUR BEDROOM FAMILY HOUSE WITH A DETACHED DOUBLE GARAGE OFF-ROAD PARKING AND A WELL ENCLOSED WESTERLY FACING LANDSCAPED GARDEN SITUATED IN THE HEART OF THIS POPULAR VILLAGE

**CENTRE OF THE VILLAGE CLOSE TO AMENITIES
DUAL ASPECT SITTING ROOM WITH FIREPLACE
KITCHEN / BREAKFAST ROOM - SEPARATE DINING ROOM
PRINCIPAL BEDROOM WITH EN SUITE.
THREE FURTHER BEDROOMS AND FAMILY BATHROOM
LANDSCAPED GARDEN
DOUBLE GARAGE WITH OFF-ROAD PARKING**

OFFERS INVITED AROUND: £575,000 Freehold

DESCRIPTION

Bywaters was built in 1983 and sits at the beginning of a well established central village Close. It was the original show house for the development and has been occupied by the present owner since it was bought as new. The accommodation comprises a reception hall, cloakroom, large living room, separate dining room and a kitchen/breakfast room. On the first floor there are four bedrooms, all with fitted bedroom storage. The main bedroom has an en suite shower room and there is a family bathroom. Additional benefits include a detached garage, off-road parking and an attractive well enclosed westerly facing landscaped garden.

LOCATION

Abbotts 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 to wide covered entrance porch. Outside lantern style light. UPVC/obscure glazed door into:

Reception Hall

Stairs rising to first floor. Door to deep understairs storage cupboard with coat hooks, light, meter and fuse box. Obscure glazed window to front aspect. Pendant light point. Decorative obscure glazed doors to living room and dining room. Panelled doors to kitchen/breakfast room and:

Cloakroom	Well proportioned with matching suite, pedestal wash hand basin and low level WC. Ceramic tiled flooring, part tiled walls. Decorative obscure glazed window to rear aspect. Pendant light point.
Living Room	Generously proportioned and dual aspect. Open fireplace with raised stone hearth and display sill above, low level display to one side. Window to front aspect. Three windows to the side aspect. Two pendant light points.
Dining Room	Dual aspect. Window to front aspect. Substantial full height picture window to rear aspect overlooking the attractively landscaped main garden. Space for large family/entertaining table and dresser. Central pendant light point.
Kitchen / Breakfast Room	1½ bowl sink unit with mixer tap and drainer. Roll top work surfaces with ceramic tiled splashback. A range of oak fronted high and low level cupboards and drawers. Integrated fridge and freezer, integrated Bosch dishwasher. Neff double oven and grill, Neff four ring ceramic hob with extractor fan and light above. Integrated Neff washing machine. Peninsular breakfast bar with glazed china display cabinet above, book shelf over. Window overlooking the attractively landscaped main garden. Part glazed stable door to rear patio and garden. Ceiling spotlight. Limestone effect flooring, ceramic tiling to all walls.
<u>First Floor</u>	
Landing	Pendant light point. Loft hatch. Door to deep cupboard housing Viessmann wall hung boiler and lagged hot water cylinder with fitted immersion and slatted airing shelving. Further doors to:
Principal Bedroom	A large dual aspect double bedroom with comprehensive fitted bedroom furniture: long dressing table with storage beneath, bedside tables, tall chest of drawers, wall of fitted cupboards, low level drawers. Windows to front and side aspect. Pendant light point. Door to:
En Suite Shower Room	Roll top sill with inset basin, fully tiled surround, double cupboard beneath. Low level WC. Corner glass/tiled shower cubicle with Aqualisa mixer shower. Fully tiled walls, ceramic tiled flooring, decorative obscure glazed window, ceiling spotlights.
Bedroom 2	Double bedroom with built-in bedroom suite comprising: dressing table with drawers, range of built-in wardrobes with central low level drawers, bedside table. Picture window to front aspect. Pendant light point.
Bedroom 3	Single bedroom with fitted bedroom furniture including dressing table, corner wardrobes and chest of drawers. Window to side aspect. Pendant light point.
Bedroom 4	Single bedroom. Window overlooking the main garden. Fitted bedroom furniture including dressing table with chest of drawers to one side, corner wardrobes, tallboy and bedside table. Pendant light point.
Family Bathroom	Matching suite. Corner bath with seat, mixer tap, handheld attachment with overhead mount and curtain rail. Pedestal wash hand basin with mixer tap. Low level WC. Ceramic tiled flooring and walls. Shaver socket, chrome towel radiator, spotlights. Decorative obscure glazed window.

Outside

Front	The property enjoys a corner plot position fronting the Close and centre of the village. Path to front entrance porch with beautifully stocked rose borders to either side. Verge with lines of Lavender and Topiary bushes. The garden wraps round to the end of the house where there is a specimen Whitebeam tree, meandering concrete path with rockery and gravel borders interspersed with shrubs and bushes. Tall gate fronts the Close leading to:
Rear Garden	This has been attractively landscaped with the benefit of a westerly aspect. Well enclosed to the Close side by tall patterned brick walling. Bin store. Generous curved terraced area ideal for barbeques. Central steps to main garden comprising: shaped lawn, well stocked colourful surrounding borders, southerly facing pergola with climbing roses and plants, space for bench beneath. Further mature Whitebeam. The rear boundary is accessed through trellis and climbing plants to:
Utility Area	Hard paved with large garden shed providing access to:
Detached Double Garage	Constructed of brick elevations beneath a tiled roof. Personnel door from utility area and two electric remote operated doors fronting onto the Close, additional parking area to front. Light and power connected. Shelving.
Services	Mains water and drainage. Gas central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 7AZ
Council Tax	E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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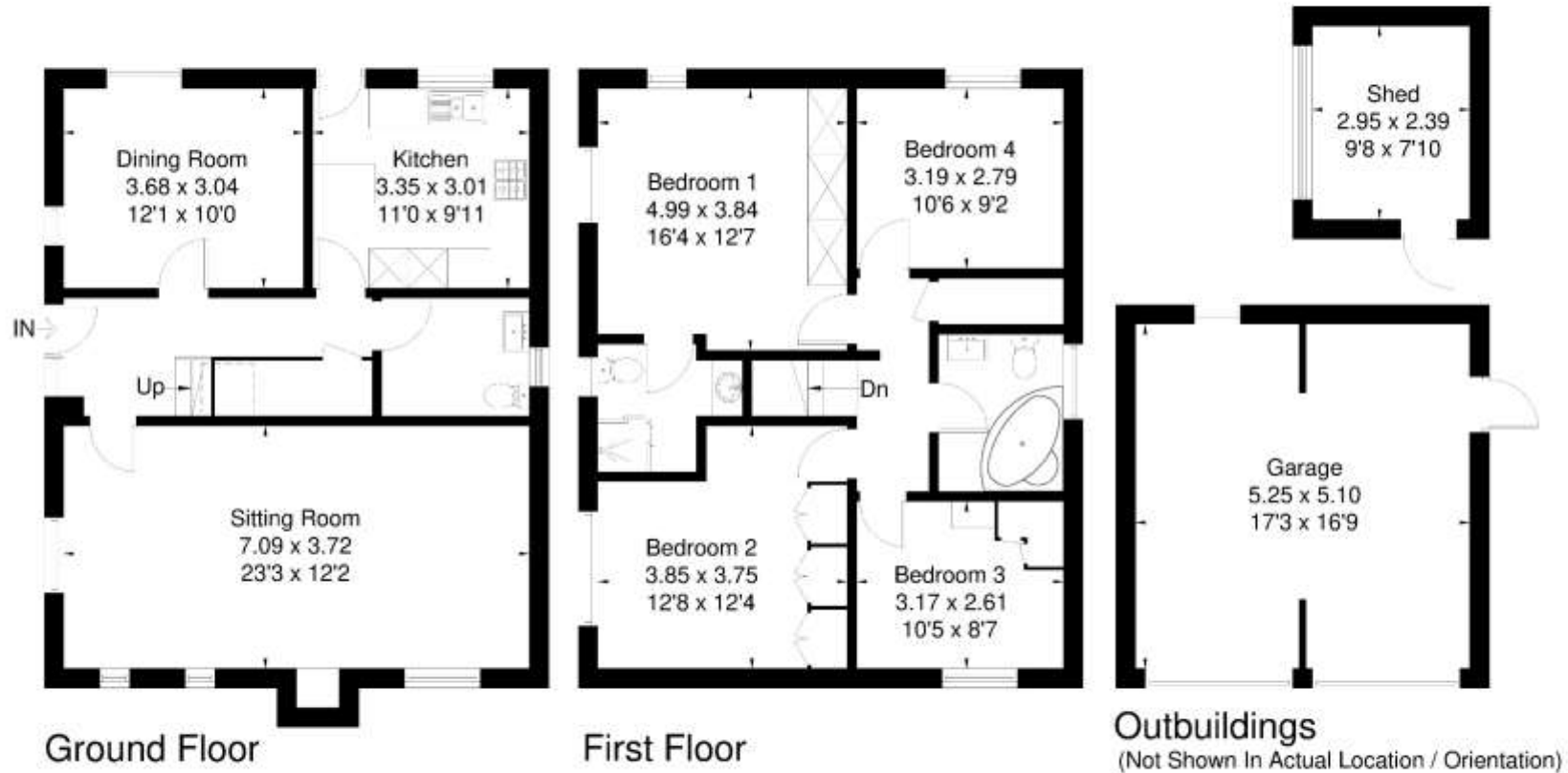
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Approximate Floor Area = 127.5 sq m / 1372 sq ft
 Outbuildings = 33.8 sq m / 364 sq ft
 Total = 161.3 sq m / 1736 sq ft



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 #93243

