



EVANS & PARTRIDGE

PINWOOD
LITTLE ANN, ANDOVER















PINEWOOD, LITTLE ANN ROAD, LITTLE ANN, ANDOVER, HAMPSHIRE, SP11 7SN

A LARGE DETACHED FIVE BEDROOM FAMILY HOUSE IN APPROACHING A QUARTER OF AN ACRE OFFERING LIGHT AND AIRY LIVING AND A LARGE PRIVATE WESTERLY FACING GARDEN

**LARGE LIVING ROOM WITH FIREPLACE - GARDEN ROOM
OPEN PLAN DUAL ASPECT KITCHEN / DINING ROOM
STUDY - UTILITY - CLOAKROOM
PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN SUITE
FOUR FURTHER BEDROOMS - FAMILY BATHROOM
LARGE DOUBLE GARAGE - WEST FACING PRIVATE GARDEN
SOUGHT AFTER VILLAGE WITH AMENITIES - COMMUNITY AND WALKS**

OFFERS INVITED AROUND: £895,000 Freehold

DESCRIPTION

A substantial detached house situated on the edge of Abbots Ann. A nearby footpath passes the church to the centre of the village where one of the pubs and the award winning community shop and Post Office can be found. The plot is of approaching a quarter of an acre with extensive parking to the front and access to a large integral double garage. The private, level main garden extends to the rear and has the benefit of a westerly aspect with the main lawn, mature trees, terrace and gazebo and small kitchen garden area and space for chickens is situated. The spacious accommodation includes large main rooms downstairs with a central open plan kitchen with five bedrooms to the first floor.

LOCATION

The property is situated off an attractive lane in Little Ann; connected to the heart of Abbots Ann a beautiful and well regarded village with two pubs, church, recently 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

Porch & Entrance

A wide porch with tiled flooring incorporates a deep log store within an alcove, overhead lighting and a panelled front door with high level obscure glazed windows to either side, opening into:

Reception Hall

Featuring herringbone oak parquet flooring and a turning staircase with balustrade and half landings rising to the first floor, storage drawer and cupboard beneath. Space for a bench with coat hooks above. Pendant light point.

Living Room	A substantial dual aspect reception room centred on a deep open brick fireplace with log burning stove, raised stone hearth and decorative mantelpiece. A picture window to the front and high level side windows provide natural light. Pendant and wall light points. A wide opening leads into the garden room and provides a view over the main garden.
Garden Room	An excellent additional reception space with an insulated profile ceiling incorporating large glazed panels each with electric opening vents. Full width glazing to the rear and side aspects overlooking the garden with glazed double doors opening onto the terrace beneath a gazebo. Finished with oak effect flooring and wall light points.
Kitchen / Dining Room	A spacious dual aspect living and entertaining area. Kitchen: Fitted with a ceramic 1 ½ bowl sink, a range of framed pastel colour cupboards and drawers with display shelving and a Rangemaster cooker with twin ovens, grill, warming area and six ring gas hob with tiled splashback and extractor above. Solid oak block work surfaces with upstands and ceramic tiled splashbacks, integrated full height pantry cupboards and recess and plumbing for a dishwasher. A small connecting hall provides space for an American style fridge freezer and a deep tiled recess beneath the staircase ideal for a dog bed. Ceramic tiled flooring, LED downlights and a picture window to the rear garden. Dining Area: Ample space for a large family dining table, dresser and sideboard. Wide picture window to the front aspect and oak flooring.
Inner Hall	With ceramic tiled flooring and a stable door leading to the garden. Provides access to the study, utility room, cloakroom and integral garage.
Study	A practical tucked away workspace with room for a large corner desk and filing storage. Rear aspect window central ceiling light, ceramic tiled flooring and two deep cupboards.
Utility Room	Appointed in a style which is complementary to the kitchen with long oak block work surfaces tiled splashbacks and an inset ceramic sink with mixer tap. A range of cupboards including a large double fronted pantry, ceramic tiled flooring, pendant light point and two windows overlooking the rear garden.
Cloakroom	Fitted with a pedestal basin and concealed cistern WC, metro tiled splashbacks, wide wall mirror, corner cabinet and mosaic tiled flooring. Automatic light.
Integral Double Garage	A substantial space with cavity block and brick walls, two remote operated roller doors to the driveway, fluorescent strip lights, shelving, power points and a high level obscure glazed window.

FRIST FLOOR

Landing	Balustrade overlooking the stairwell with large oak display area opposite. Electric Velux rooflight, decorative ceiling rose with pendant light and a deep walk in airing cupboard.
Pincipal Bedroom	Approached via a small hall with doors to dressing room and en suite. Bedroom: A large double with picture window overlooking the garden and ceiling fan light. Dressing Room: A generous L shaped space with space for fitted storage and a dressing table area. Ceiling and wall lights. Loft access.

En Suite	Wide basin with twin taps, drawers beneath and mirror above. Low level WC, large walk in shower with curved glass screen and drying area, chrome towel radiator, tiled flooring, lights and extractor fan.
Bedroom 2	A double bedroom with rear aspect dormer window and alcove suitable for a desk or dressing table. Pendant light point.
Bedroom 3	Front aspect window with ceiling light incorporating fan.
Bedroom 4	Another front facing bedroom with picture window and ceiling light incorporating fan.
Bedroom 5	Front aspect dormer window and pendant light point.
Family Bathroom	Washstand basin and drawers beneath, wide bath with tiled surround, low level WC and a large walk in shower with curved glass screen. Chrome towel radiator, tiled flooring, ceiling lights, extractor fan and shaver socket.

OUTSIDE

Front	Accessed off the village lane onto a substantial gravel driveway providing extensive parking and access to the garage and main entrance. The front boundary is enclosed by tall laurel hedging and rustic post and rail fencing with lavender borders and ornamental trees.
Rear Garden	A private garden with Indian sandstone and shingled terraces offering multiple seating areas partly beneath a large gazebo. Wide stone steps lead up to the main lawn which is level private and well enclosed by trees and shrubs including fig, holly, variegated maple and apple. A curved brick edged path winds to a covered decked seating area with adjoining shed. Beyond lies a kitchen garden area with aluminium greenhouse, soft fruit beds and a small chicken enclosure.
Services	Mains water and drainage, Gas, Electricity.
Directions	SP11 7SN
Council Tax Band	G

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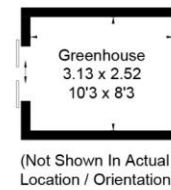
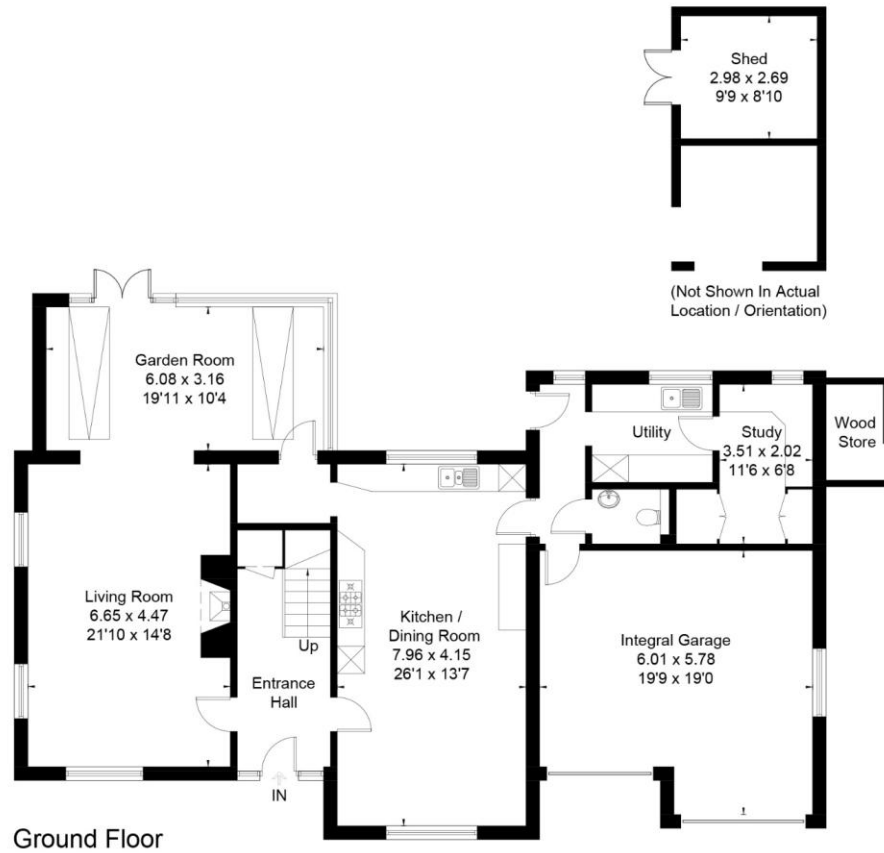
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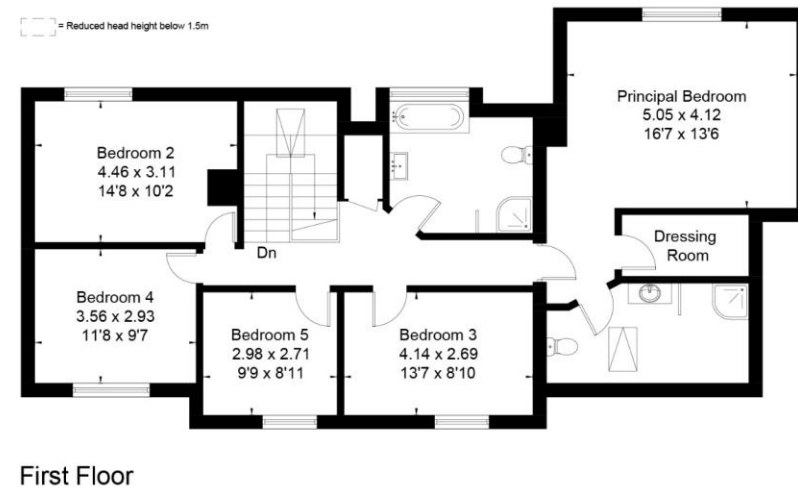
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Approximate Floor Area = 267.5 sq m / 2879 sq ft
 Greenhouse = 7.9 sq m / 85 sq ft
 Total = 275.4 sq m / 2964 sq ft (Excluding Shed / Open Area)



□ = Reduced head height below 1.5m



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 #97225

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		