

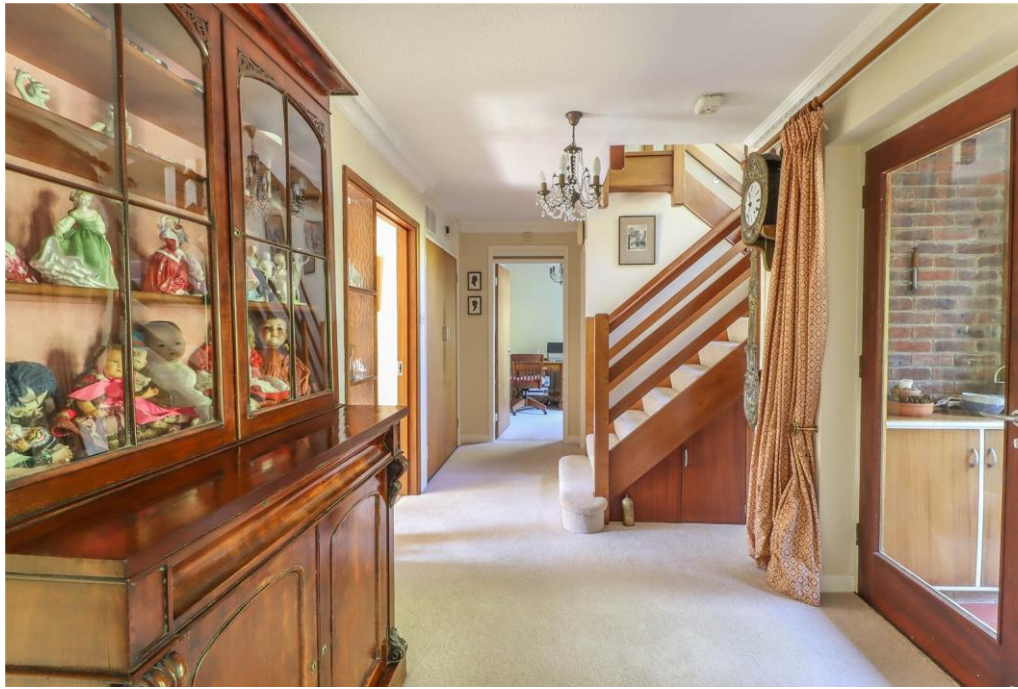


EVANS & PARTRIDGE

4 ABBOTTS CLOSE
ABBOTTS ANN, HAMPSHIRE















4 ABBOTTS CLOSE, ABBOTTS ANN, ANDOVER, HAMPSHIRE, SP11 7NP

A DETACHED FAMILY HOUSE WITH GREAT SCOPE AND POTENTIAL STANDING IN MATURE GARDENS AND GROUNDS THAT EXTEND TO OVER THREE QUARTERS OF AN ACRE IN A TUCKED AWAY SETTING IN THIS HIGHLY SOUGHT AFTER VILLAGE

**LARGE MATURE GARDENS AND GROUNDS
TREMENDOUS SCOPE AND POTENTIAL
SECLUDED POSITION TO THE REAR OF AN EXCLUSIVE CLOSE OF LARGE HOMES
ATTRACTIVE VIEWS FROM THE REAR GARDEN
PLENTY OF PARKING AND DOUBLE GARAGE
AMENITIES - COMMUNITY - COUNTRY WALKS**

OFFERS INVITED AROUND: £895,000 Freehold

DESCRIPTION

An exciting opportunity to purchase this well positioned detached family house set in gardens and grounds extending to about 0.85 of an acre, with the majority of the land lying to the rear where the due south facing garden provides an excellent family space. The property now offers scope for modernisation with significant potential to extend, subject to the necessary consents, making full use of this unusually large plot. Situated in the corner of a well established Close of just six detached houses, the property benefits from ample parking, a double garage, oil fired warm air central heating and an array of highly productive solar PV panels on a favourable tariff. The existing accommodation includes an entrance hall, reception hall with cloakroom, dual aspect living room with fireplace, study, dining room opening into the kitchen/breakfast room and a long boot room with quarry tiled flooring, linking the house to the double garage and utility room. The first floor provides four bedrooms, a family bathroom and a separate shower room. Further benefits include excellent walks surrounding the village, a choice of the village primary schools or nearby Farleigh School, good local amenities and a strong village community.

LOCATION

Abbotts Ann has two pubs, 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 a five minute 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 a twenty minute drive.

ACCOMMODATION

Approach	Paved approach to front entrance. Timber/glazed door with similar glazed side panel leading into:
Entrance Hall	Quarry tiled flooring. Alcove with wide ledge to one side and double cupboard beneath. Central pendant light point. Hardwood/glazed internal door with glazed side panel leading into:
Reception Hall	Turning staircase with split level half landing and hardwood balustrades to either side rising to the first floor. Double doors conceal a deep cloaks cupboard with automatic light, hanging rail and shelf over. Decorative ceiling coving. Pendant light point. Full height casement window to front aspect. Panelled doors with obscure full height glazing to one side leading into living room. Similar door arrangement into dining room with further doors to study and:

Cloakroom	Extending beneath the stairs. High level obscure glazed window to side aspect with tiled sill. Wash hand basin. Low level WC. Part decorative ceramic tiled walls. Wall light point. Door to understairs cupboard housing meters and fuse box.
Living Room	A good sized dual aspect reception room centering on an open Jetmaster fireplace with inset stone surround and raised hearth. Decorative mantelpiece. Substantial aluminium frame sliding glazed door with similar side panel opening onto the rear terrace and providing views over the large rear garden. Substantial walk-in bay picture window to the front aspect overlooking the front garden. Wall lights. Decorative ceiling coving.
Study	Large picture window to the front aspect. Ceiling coving. Pendant light point.
Dining Room	Almost full width deep picture window providing views over the substantial rear garden. Decorative ceiling coving. Central pendant light point. Door into:
Kitchen/Breakfast Room	A range of high and low level oak fronted cupboards and drawers. Roll top work surfaces including a peninsular providing a breakfast bar area. 1½ bowl stainless steel sink unit with mixer tap and drainer. Samsung oven and grill with Samsung combination oven above, four ring halogen hob. Integrated Miele dishwasher. High recess with display shelving. Integrated undercounter fridge. Ceramic tiled splash backs. Two pendant light points. Spotlight. Wide picture window providing views of the rear garden. Half obscure glazed door to:
Side Hall/Boot Room	Space for a long bench with coat hooks above. Half glazed doors with wide glazed panels to one side open to the front and rear of the hallway. Pine clad ceiling with LED spotlights. Quarry tiled flooring throughout. Door to a deep cupboard housing the oil fired Lennox Elite Series hot air central heating system. Further doors to garage and:
Utility	Quarry tiled flooring continues. Long roll top work surface with inset stainless steel sink and drainer. A range of cupboards and drawers beneath. Recesses to either end for appliances. Space for chest and tall fridge/freezers. Window to rear aspect. Ceiling lights. Tiled splashbacks.
Double Garage	Newly installed remote operated electric up and over door to the front. Window to side aspect. High ceiling with fluorescent and pendant light points. Shelving. Space for work bench. Power points. Quarry tiled wide steps rise to the internal door back into the side hall/boot room.

FIRST FLOOR

Central Landing	Balustrade continues overlooking stairwell. Large window by half landing to the front aspect. Pendant light points. Loft hatch. Double doors conceal deep cupboard housing lagged copper cylinder with fitted immersion heater and slatted shelving to one side. Further double doors conceal another deep shelved double storage cupboard.
Bedroom One	A generously proportioned dual aspect double bedroom featuring a wide picture window overlooking the main garden. Further window to side aspect. Twin built in double wardrobe cupboards. Wall light. Pendant light point.

Bedroom Two	A further dual aspect double bedroom. Picture window to rear aspect. Small casement window to one side aspect with vanity unit to front. Roll top work surface with inset basin, tiled splashback, mirror and LED downlighters over, double cupboard beneath. Built-in double wardrobe. Pendant light point. Wall light point.
Bedroom Three	Double bedroom with picture window overlooking the main garden. Built in double wardrobe cupboard. Pendant and wall light points.
Bedroom Four	Wide picture window to the front aspect. Corner built in wardrobe. Pendant light point.
Family Bathroom	White suite comprising freestanding, four claw, roll top feature bath with central mixer tap and handheld shower attachment. Heritage wash hand pedestal basin. Low level WC. Long roll top sill with tiled splash back and glass shelving over. Obscure glazed window to side aspect. Wide high level window to front aspect with views toward trees. Ceiling downlighters. Oak effect flooring. Towel radiator.
Family Shower Room	Wash hand basin set into roll top sill with mirror downlighters and glass display sills to either side. Tiled splash back and double cupboard beneath. Low level WC with concealed cistern. Folding glass door into tiled shower enclosure with electric shower. Downlighters. High window to front aspect with tiled sill. Towel rail.
OUTSIDE	The property is approached via a small and exclusive close of large, detached homes. To the furthest corner the road ends and opens onto a generous stone edged tarmac driveway providing plenty of parking, access to the front entrance porch and garage. To one side there is a secluded front garden, mainly laid to lawn and overhung by a Weeping Willow, Sycamore and Ash trees. The boundaries are all well enclosed by shrub and hedging plants. At the garage side of the house a five-bar gate with pedestrian gate to side gives access to a small area of side garden/additional parking space with raised oil tank to the side boundary. To the rear corner of the garage a narrow up and over door conceals a garden store/bike shed.
Rear Garden	A stunning feature and a considerable attribute to this fabulous family home including a generous full width terrace ideal for entertaining and barbeques, surrounding brick retaining walls with built in paved platforms for pots and seating areas, well stocked surrounding borders. Wisteria, shrubs and a large Fig tree extend along the rear façade while wide paved steps with block paved areas rise up to the main lawn. A substantial, gently sloping, grassed area gradually rises to the rear boundary. The garden is surrounded on all sides by trees and mature hedging plants. A trio of Silver Birch, Tulip and Rowan trees, summerhouse and orchard area are situated near the rear boundary. The western side of the garden has a wooded area of mainly Yew and Sycamore trees; beneath the canopies of these a post and rail fence encloses the boundary; open views are enjoyed beyond over attractive parkland and sweeping paddocks.
Services	Mains water, drainage, and electricity. Oil fired heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 7NP

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

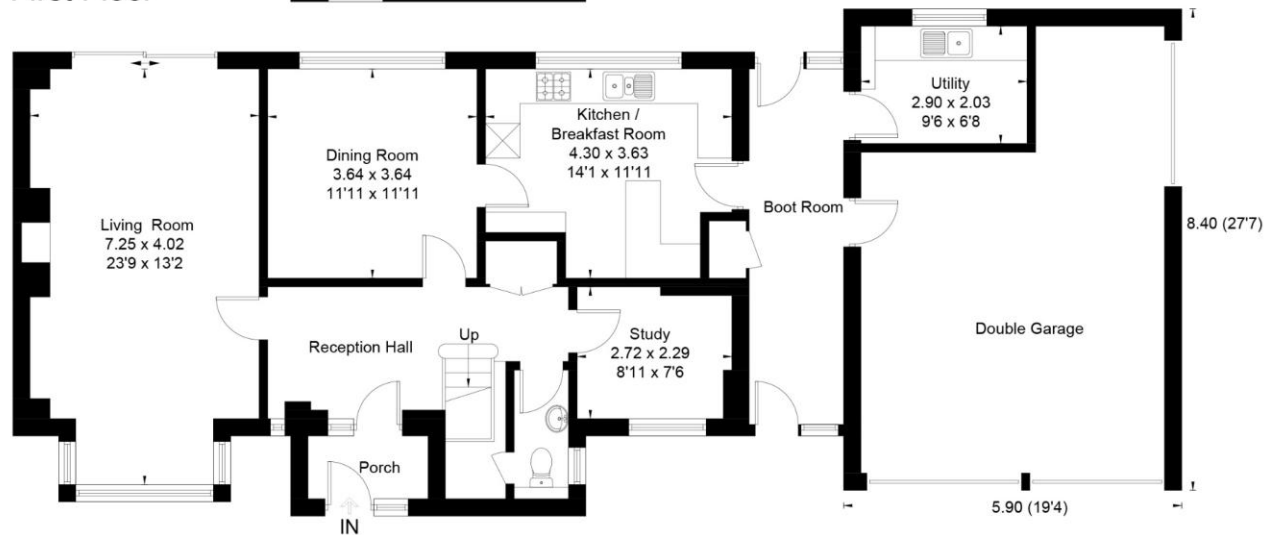
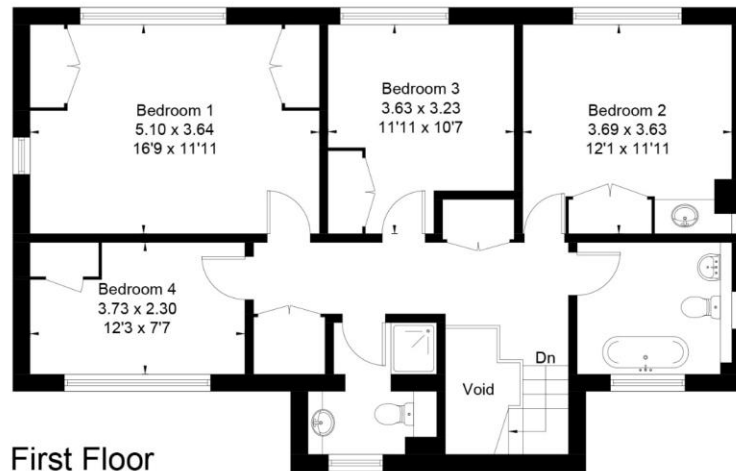
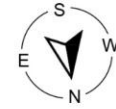
Tel. 01264 810702

www.evansandpartridge.co.uk

1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 216.6 sq m / 2331 sq ft
(Excluding Void / Including Garage)



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 #112912

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