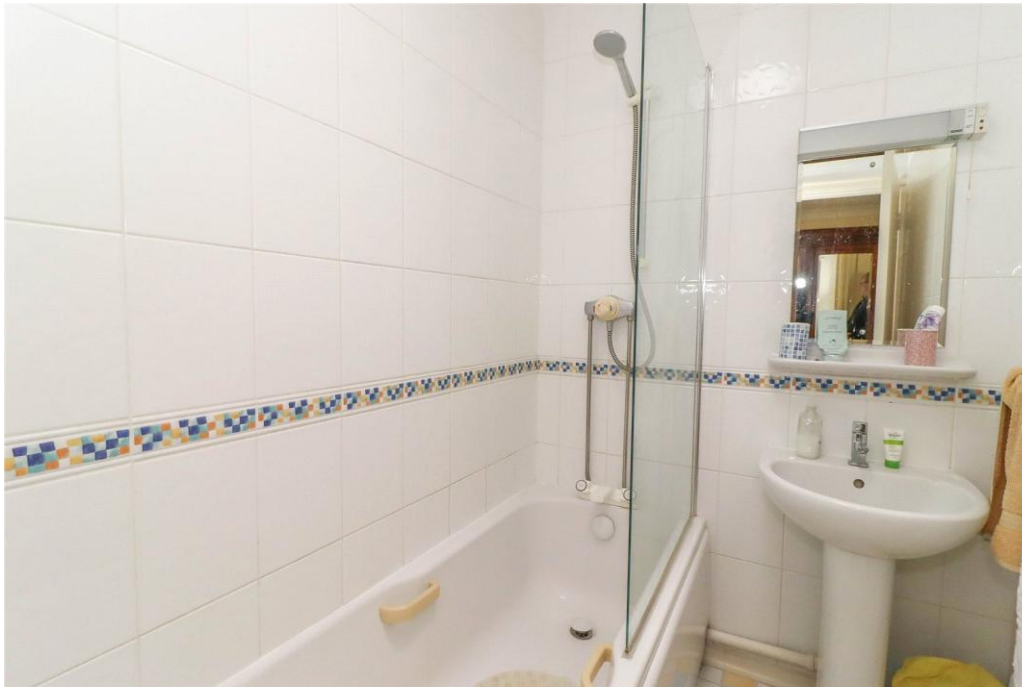
EVANS & PARTRIDGE
OWLSWOOD, 3 KINGSMEAD
ANNA VALLEY



OWLSWOOD, 3 KINGSMEAD, ANNA VALLEY, ANDOVER, HAMPSHIRE, SP11 7PN

A SPACIOUS DETACHED FOUR BEDROOM FAMILY HOME WITH DOUBLE GARAGE STANDING IN GARDENS AND GROUNDS APPROACHING ONE THIRD OF AN ACRE, FEATURING BEAUTIFUL MATURE GARDENS AND SITUATED IN A POPULAR AND WELL ESTABLISHED CLOSE ON THE EDGE OF THE VILLAGE

SHORT DRIVE OF THE A303 AND ANDOVER STATION
LARGE DRIVE AND DOUBLE GARAGE
STUNNING MATURE GARDENS
THREE RECEPTION ROOMS - KITCHEN/BREAKFAST ROOM
MAIN BEDROOM WITH EN SUITE
3 FURTHER BEDROOMS - BATHROOM - WC

OFFERS INVITED AROUND: £680,000 Freehold

DESCRIPTION

Owls Wood is a detached house constructed with brick and tile hung elevations beneath a tiled roof, with double glazing and mains gas fired central heating. The accommodation includes a reception hall and cloakroom, living room with fireplace, dining room and study, together with a utility room that connects through to a large double garage. The first floor is arranged around a spacious central landing and provides a main bedroom with en suite, three additional bedrooms and a family bathroom with separate WC. A number of the houses in the close have been extended and there is certainly potential here if required, subject to planning permission. A particularly notable feature of the property is the unusually large plot of about 0.32 acres together with the fantastic gardens, including a good size front lawn, formal rear lawn and an extended lower garden area or orchard, all of which feature an abundance of interesting specimen trees.

LOCATION

An imposing detached family house constructed of brick and tile hung elevations beneath a tiled roof. The well maintained and attractively presented accommodation comprises: a useful enclosed porch, central reception hall with cloakroom, triple aspect living room with fireplace and doors to the garden, dining room and separate study. There is also a well fitted kitchen and good sized adjoining utility with door linking into the integral double garage. The first floor features a good sized principal bedroom with en suite, three further bedrooms and a family bathroom. Outside the property is set back from the close with a good sized front lawn and spacious driveway. The main garden enjoys a westerly aspect.

ACCOMMODATION

Approach	Access off the driveway leading to a wide covered entrance porch with quarry tile flooring, outside lantern style light, and panelled front door with integral obscure glazed fan light and high level window to one side leading into:
Reception Hall	An L shaped space with parquet flooring and staircase rising to the first floor with cupboard beneath, two pendant light points, ceiling coving.

Cloakroom	Wash hand basin with tiled splash back and cupboard beneath, low level WC, cork tiled flooring, obscure glazed window, and ceiling downlighter.
Living Room	Features a central stone faced open fireplace with raised stone hearth and display shelf above currently housing a coal effect gas fire. Parquet flooring. Wide glazed sliding doors with similar glazed panels to the side providing views over the main garden and access to the rear terrace, further window to the side aspect, ceiling light points, and ceiling coving.
Dining Room	This room features a wide bay picture window overlooking the main garden with pendant light point above space for a family or entertaining table, ceiling coving, and door connecting through to the kitchen/breakfast room.
Study / Playroom	A square room with window enjoying views over the front garden, central pendant light point, and ceiling coving.
Kitchen / Breakfast room	Fitted with stone effect roll top work surfaces including a peninsula breakfast bar and mainly ceramic tile splash backs, stainless steel one and a half bowl sink unit with mixer tap and drainer. Range of two tone high and low level cupboards and drawers, built in double oven and grill with gas hob above, recess and plumbing for dishwasher, ceiling spotlights, picture window overlooking the main rear garden, space for dresser, bamboo effect flooring, extractor fan, and door to the utility room.
Utility Room	Comprising a stainless steel sink unit with mixer tap and drainer with double cupboard beneath, space for appliances, window to front aspect, bamboo effect flooring continuing from the kitchen, panel door into the reception hall, fuse box, and internal door connecting through to the garage.
Double Garage	A large double garage with twin up and over doors to the front, window and personnel door to the rear, with light and power connected.
First Floor	A spacious central landing with space for a large freestanding wardrobe, loft hatch, pendant light point, ceiling coving, window to the front aspect. Airing cupboard housing a hot water cylinder with slatted shelving, doors leading to all bedrooms and bathroom facilities.
Principal Bedroom	A good size double bedroom with picture window enjoying views of the landscaped gardens and orchard. Folding doors concealing a wide built in double wardrobe. Pendant light point, ceiling coving. Door leading to:
En suite	Fitted with wash hand basin with mirror, light and cupboard above, further cupboards and drawers beneath. WC, corner shower, obscure glazed window, and ceiling downlighters.
Bedroom Two	A double bedroom with picture window to the rear aspect, folding doors concealing a wide built in wardrobe, pendant light point, and ceiling coving.
Bedroom Three	A double bedroom with window to the front aspect overlooking the attractive front gardens. Deep eaves cupboard, further folding door into a double wardrobe. Pendant light point.
Bedroom Four	A single bedroom with window to the side aspect and pendant light point.
Bathroom	Fitted with panelled bath with mixer tap and overhead shower with glass screen, pedestal wash hand basin with mirror, light and shaver socket above, ceramic tiled flooring, floor to ceiling wall tiling. Natural light well incorporating a ceiling light point.

WC	Comprising a low level WC and corner wash hand basin with tiled splash back and cupboard beneath, obscure glazed window, and ceiling downlighter.
Outside	Generous herringbone block paved driveway with flint edging and herbaceous borders providing ample parking and access to the double garage and house. Good size front lawn interspersed with a variety of specimen trees, hedging and herbaceous borders along the boundaries. To one side there is a curved gravel area leading to a metal gate and wide path leading around to:
Rear Garden	A notable feature of the property due to its size with mature planting and careful landscaping. Generous terrace areas, an ornamental pond, herbaceous borders, and an apple tree. Curving brick steps at either end rise to the main lawn which slopes gently and features a mature central sycamore with well stocked borders to the rear of lawn. Behind the garages there is a small summer house, herb garden, raised gravel terrace. The lower garden beyond the sycamore is laid to grass and dotted with fruit and specimen trees with an abundance of spring bulbs and flowers; all boundaries being well enclosed by a mixture of fencing, trees, and hedging plants.
Services	Mains water and drainage, mains gas fired central heating. **Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.**
Directions	SP11 7PN
Council Tax	Test Valley Borough Council - Band F

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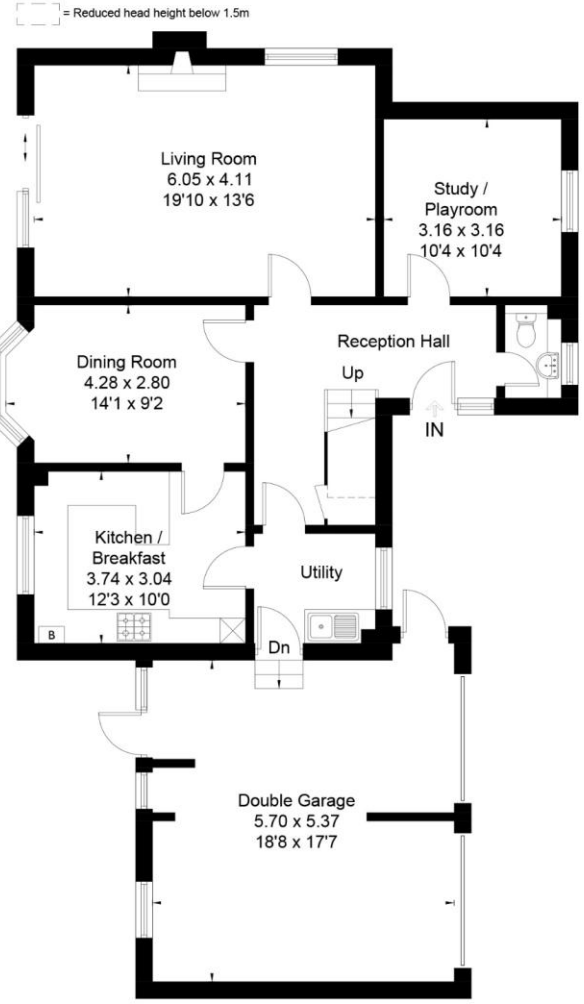
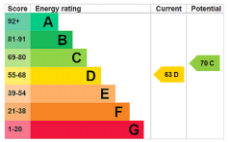
Approximate Floor Area = 184.7 sq m / 1988 sq ft (Including Garage)
Summer House = 6.9 sq m / 74 sq ft
Total = 191.6 sq m / 2062 sq ft



Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)



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 #107316