



EVANS & PARTRIDGE

SWALLOWFIELD
ABBOTTS ANN















SWALLOWFIELD, 12 MANOR CLOSE, ABBOTTS ANN, ANDOVER, HAMPSHIRE, SP11 7BJ

A GOOD SIZE AND WELL BUILT DETACHED FAMILY HOUSE STANDING IN A SUBSTANTIAL PLOT EXTENDING TO ABOUT 0.85 ACRES WITH SPACIOUS GARAGING, A SOUTH FACING REAR ASPECT AND HARD TENNIS COURT OFFERING GREAT SCOPE AND POTENTIAL IN A QUIET SETTING AT THE END OF A CUL-DE-SAC WITHIN THIS SOUGHT AFTER HAMPSHIRE VILLAGE

**SPACIOUS LIGHT AND AIRY ACCOMMODATION
SCOPE TO RESTYLE, MODERNISE AND EXTEND STPP
LARGE LEVEL GARDENS, SOUTH FACING, WITH HARD TENNIS COURT
GATED DRIVE/PARKING WITH DOUBLE AND SINGLE GARAGES
RANGE OF VILLAGE AMENITIES AND EXTENSIVE WALKS
EASY TO COMMUTE FROM ANDOVER STATION TO WATERLOO
POTENTIAL TO DEVELOP THE SITE FURTHER (STPP)**

GUIDE PRICE: £925,000 Freehold

DESCRIPTION

Thomas King & Sons were renowned and well regarded building contractors in this area, this property was originally built and retained by a member of the family until now. This well constructed individual family home offers excellent scope for modernisation and is already spacious and well suited to both family life and entertaining; the large garden and quiet position would justify substantial extension or even additional development of the site, subject to planning permission and the necessary consents. The large, level plot benefits from a due south facing rear aspect, with a hard tennis court positioned to the rear of the main lawn and further garden extending beyond as the plot tapers to a point. Situated at the very end of a Close, the property enjoys a tucked away and secure setting while still offering easy access to the centre of the village, which provides a variety of country walks and amenities.

LOCATION

Abbotts Ann has a public house, pub/restaurant, church, newly built primary school, nursery, award winning community post office/shop, nearby garden centre, with Farleigh School a short drive away. 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

Access off driveway onto a long covered porch with exposed painted steel supports and mosaic pattern tiled flooring. Overhead light. Part obscure glazed panelled door with high level obscure glazing to either side leads into:

Reception Hall

Staircase with obscure glazed balustrade to one side rising to the first floor. Two pendant light points. Cloaks area with numerous coat hooks, beside a part obscured glazed stable style door opening out to the side and rear garden. Open arch to opposite end into inner hall area. Further doors leading to a kitchen/breakfast room, dining room and:

Cloakroom	Half ceramic tiled walls. Wash hand basin with mirror above and shaver socket over. WC. Window to front aspect. Pendant light point.
Inner Hall	Picture window to the front aspect. Ceiling spot lights. Door leading into:
Living Room	A substantial triple aspect main reception room with long picture window to the front aspect. Smaller window to side aspect and almost full width glazing to the rear aspect including glazed double doors opening onto the rear terrace, providing views over the main garden and towards the tennis court. Two ceiling light points. Ceiling coving. Wall light points. Corner high level arch with display shelving and double cupboard beneath. Further built in corner storage with glazed display cabinets, cupboards, space for an electric fire. A folding aluminium door rolls back and opens into:
Dining Room	This features a wide picture window overlooking the main rear garden. Two ceiling light points and coving. Panelled doors return to the reception hall and connect through to:
Kitchen/Breakfast Room	Stainless steel sink unit with central taps and with drainers to either side. A range of high and low level cupboards and drawers, including a dresser unit with high level glazed cabinets. Free standing Belling double oven with grill, four ring hob. Work surfaces mainly with ceramic tiled splash backs. Under counter recesses and power points for appliances. To one corner there is a further recess with plumbing for a washing machine and space beside for a tumble dryer. Corner cupboards include, broom store and airing cupboard with cupboards above and also a larder. Picture window to rear aspect. Further window to side aspect, glazed bay with half glazed central door opening onto the rear terrace and garden.

FIRST FLOOR

Central Landing	Spacious and featuring a wide high level picture window to the front aspect providing far reaching views. Access to loft space. Further smaller window to the front aspect. Door to inner landing, bedrooms 2, 3 and 4, family bathroom and WC.
Inner Landing	Picture window to front aspect affording far reaching views. Wide alcove ideal for comprehensive free standing or built in bedroom furniture. This inner landing could provide a dressing room for the principal bedroom suite as there are doors that connect through to Bedroom 1 and the principal bathroom. Pendant light point and further window to front aspect with long view.
Bedroom One	A substantial double bedroom with plenty of room for furniture and an expansive L shaped full width window taking in the rear gardens and tennis court. Central ceiling light point. Overhead bedside lamps.
Principal Bathroom	Roll top sill with inset basin, drawers to either side. Mirror with surrounding lighting and shaver socket. Panelled bath with taps to one end and a wall mounted mixer shower to opposite end. Glass screen. Low level WC. Large towel rail. Floor to ceiling tiled walls. Windows to front and side aspects.
Bedroom Two	A generous double bedroom with picture window overlooking the main gardens. Alcove with shelving and two pendant light points. Built in corner double wardrobe with cupboards above.
Bedroom Three	A further generous double bedroom. Alcove with vanity unit, basin with tiling, mirror and strip light above. Further built in bedroom furniture comprising wardrobes, high level storage and a chest of drawers the top being ideal for a dressing table area with cupboards above. Two pendant light points and a large picture window overlooking the rear garden.

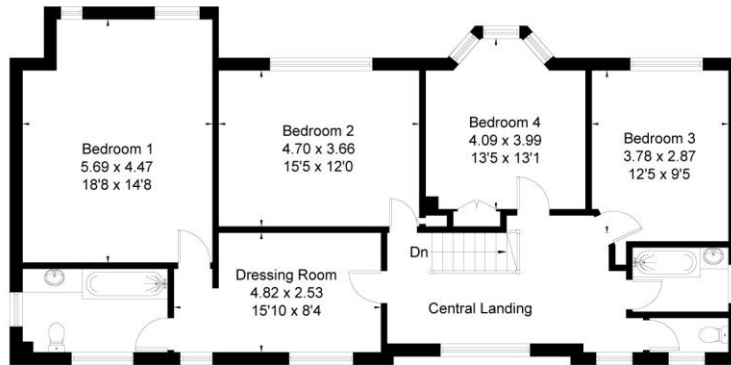
Bedroom Four	A smaller double bedroom or large single with a rear facing bay window. Wide display sill to the front. Pendant light point, mirror and a corner built in wardrobe.
Family Bathroom	Floor to ceiling tiling. Panelled bath with taps to one end, wall mounted Mira shower to opposite end. Basin to one end with mirror and strip lights/shaver socket above. Obscure glazed window. Towel radiator. Ceiling light. Low level WC. Window to front aspect. Ceiling light point.
<u>OUTSIDE</u>	
Front Garden	The property is approached and situated at the very end of the close. Brick piers and central double five bar gates with mature beech hedging to either side opens onto a concrete driveway widening to the front of the house to provide plenty of parking and access to the garaging. Surrounding lawns and bushes, Pampas grass and tall evergreen hedging screening the boundaries.
Double Garage	Brick construction beneath a felt roof with an electric up and over door to front and outside lantern style light. Internally it is L shaped with a rear workshop area. Window to rear and personnel door to outside. Space for work bench. Further small window to side aspect.
Single Garage	This is attached to the double garage, constructed of brick elevations beneath a tiled roof. This has an up and over door to front. It's tall internally with some loft storage. Comprehensive shelving to one wall. Further alcove to rear, ideal for work bench. Long window to the rear aspect. Light and power connected. To the rear of this single garage there is an adjoining aluminium frame greenhouse. Beyond, the heavy duty oil tank is discretely located to one corner. At the far gable end and outside the stable door there is a wide covered porch with exposed brick porch and quarry tile flooring. To the flank wall there is a brick built boiler house housing a Grant oil fired boiler.
Main Rear Garden	A particular feature of the property is the spacious concrete terrace which wraps around the rear and side of the property, ideal for barbeques and entertaining. Surrounding stone retaining walls with raised shrub and rose borders. Central flagstone steps to a former raised ornamental pond with waterfall in need of full renovation. Substantial level lawns interspersed with shrubs and an interesting variety of specimen trees. The boundaries are well enclosed by a wall, hedging and fencing. Hard tennis court enclosed with steel and wire mesh. Beyond the tennis court there is a further triangular area of lawn with a lime tree and beyond this the ground tapers to a sharp point, ideal for compost.
Services	Mains electricity, water and drainage. Oil fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 7BJ

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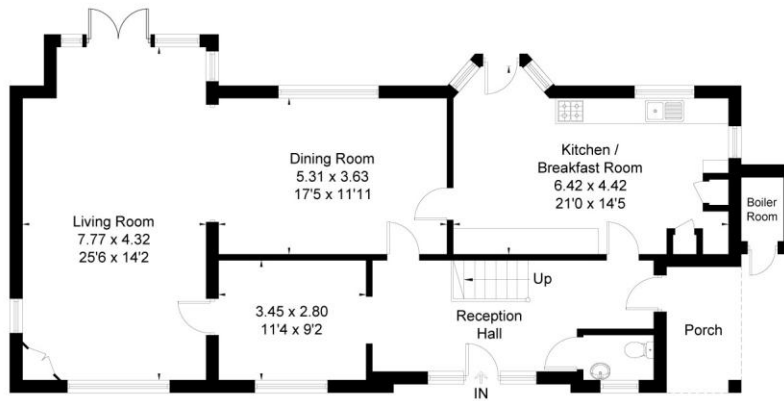
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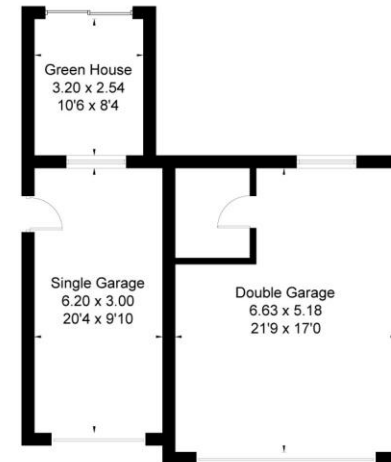
Approximate Floor Area (Including Boiler Room) = 220.9 sq m / 2378 sq ft
 Garage = 54.9 sq m / 591 sq ft
 Outbuilding = 8.1 sq m / 87 sq ft
 Total = 283.9 sq m / 3056 sq ft



First Floor



Ground Floor



Outbuildings

(Not Shown In Actual Location / Orientation)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 D	78 C
21-38	F		
1-20	G		