

Abbots Ann, Nr. Andover, Hampshire

Originally built in the 1950's, this house forms a practical 4 bedroomed family home.



Location:	Abbots Ann	Price pcm:	£2,350 pcm excl. incl. of gardening paddock available by separate arrangement
County:	Hampshire		
Property ID:	1721		
Bedrooms:	4	Term:	9-12 months with possibility of renewal
Bathrooms:	2		Unfurnished – Contractual Residential Tenancy
Unfurnished			

Summary of Accommodation:

Entrance Hall
 Study (S)
 Sitting Room (S)
 Dining Room (S)
 Conservatory
 WC
 Kitchen/Breakfast Room
 Utility
 Larder, Wine Cupboard
 Upstairs leading to Landing with Loft Space
 Master Suite (S,N) with south facing balcony, Dressing Room and En-suite
 Family Bathroom with walk in shower and separate WC
 3 Further Double Bedrooms
 Workshop

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Description:

The property provides exceptionally well equipped south facing, light and very practical family accommodation set in 4 acres of beautiful countryside with a wonderful mature garden and paddock.

The house was originally built in the 1950's and subsequently been extended and has been very well maintained. The property has been recently re-wired and re-decorated and the bathrooms have been replaced and several new carpets.

There are three good reception rooms with the Sitting Room orientating to the south facing picture windows which open to the terrace and working fireplace. There is direct access to a Workshop and there is an excellent Conservatory with Anti UVA glazing, wall and ceiling blinds, portable air conditioning unit and electric heating. The Kitchen/Breakfast Room with eating area and access to the back door and Utility Room with Larder and Wine Cupboard. Upstairs the light landing leads to the Master Suite with its South Facing balcony, double bedroom, En-suite bathroom with Shower cubicle, bidet, twin basins and Dressing Room with excellent cupboards, three further large double Bedrooms and a Family Bathroom with walk in shower.

Outside:

The enclosed rear gardens are mainly laid to lawn with a large area of former grass tennis court, shrubbed borders with feature mature tree and hedge backdrops and very pretty patios (mainly potted). There is a gardeners shed/garage. Double garage, driveway with ample parking and lawned area to the front.

Approx 2 acres of grazing paddock is available by separate negotiation.

Situation:

The house is situated just outside the main village and within the parish of Abbots Ann with several houses in the proximity but not imposing on privacy. Being approximately 1 mile from Andover with its mainline station and the A303 junction giving excellent road links to London, Basingstoke is approx 24 miles, Winchester is approx 15 miles and Newbury is approx 26 miles

The property is a few minutes from Farleigh School and other good local schools. See www.whereilive.hants.gov.uk/schoolcatchments for more information.

Councils

Tax Band: Test Valley Council Band G

Test Valley Borough Council: Tel:01264 368000

Additional Information:

Availability:	October 2011
Broadband Availability:	Available locally
Mobile Phone Reception:	Most networks
White Goods:	Electric double oven, gas 5 ring hob, extractor, fridge/freezer, dishwasher, washing machine, vented tumble drier, water softener and water filter
Curtains:	to principle windows
Carpets:	Laminate flooring
Heating:	Gas fired central heating
Drainage:	Private drainage
Pets:	1 well behaved pet considered



EPC available on request
See our Website for Disclaimer Details

Viewing:

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy.

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