

WILLOWFIELD

MONXTON • HAMPSHIRE



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Generous newly refurbished five bedroom house set within 1.2 acres of land

Entrance hall • Kitchen/breakfast room • Dining room
Drawing room • Sitting room • Study • Utility room • Cloakroom

Master bedroom with en suite bathroom
Bedroom 2 with en suite shower room
3 further bedrooms • Family bathroom

Garage • Summerhouse
Garden • Paddock • Chalk stream

In all about 1.2 acres

Grateley 3 miles (London Waterloo 77 minutes)

Andover 4 miles (London Waterloo 69 minutes)

Salisbury 17 miles

Winchester 24 miles (London Waterloo 58 minutes)

(Distances and times approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.





Willowfield

An attractive family home which has recently undergone a range of refurbishments and expansion, set within the popular Test Valley village of Monxton. The house sits within a spacious plot and enjoys a wonderful outlook across the Pill Hill Brook and open countryside beyond.

As you enter the house there is a generous entrance hall with stone floors. Off the hall lies the large drawing room with wall panelling, double doors out to the garden and an attractive open fire place. From here double doors lead through into a study.

Off the hall also lies a cosy sitting room with a wood burning stove and double doors out to the garden. Leading off the sitting room lies a utility room with access to the garden.

There is also a downstairs cloakroom.

The spacious kitchen/breakfast room has composite stone work tops, range oven, Belfast sink, integrated appliances and wooden flooring. The kitchen opens out into a sitting area with space for a large kitchen table and bi-fold doors opening out into the garden. The kitchen flows through into the dining room with a bay window overlooking the garden. Both the kitchen and dining room benefit from a double sided wood burning stove.

On the first floor there are five bedrooms. The large master bedroom has built in storage, two walk in wardrobes and a fabulous en suite bathroom. Bedroom two is a double bedroom with an en suite shower room. There are three further bedrooms and a family bathroom on this floor.

There are timber double glazed windows throughout.

Outside

The house is approached along a gravel driveway leading down into a large parking area. There is a timber garage to the front and the gardens are predominately to the rear totalling about 1.2 acres.

The garden has wonderful views across the brook and fields beyond. The garden is mainly laid to lawn and there is a fantastic summerhouse with a large terrace area, providing excellent additional space. This could be used as a home office if somebody wished to do so. The Pill Hill Brook chalk stream flows through the garden and has a small bridge leading to the paddock.

Situation

Willowfield sits within the village of Monxton, in the heart of the Test Valley. It is a pretty village, close to the village of Ampert which has a primary school and renowned pub. The nearby town of Andover has a more comprehensive range of amenities and mainline railway station with regular direct trains to London Waterloo. The Cathedral cities of Winchester and Salisbury provide further shops, restaurants and leisure facilities.

Schools

Ampert Primary School and John Hanson Secondary School are the catchment area schools. There are a good range of independent schools in the area such as Farleigh at Red Rice, Norman Court at West Tytherley, Rookwood in Andover as well as Bishops Wordsworth's Grammar School and Godolphin School for girls in Salisbury, Downe House near Newbury, and Winchester College for boys and Peter Symonds Sixth Form College in Winchester.

Services

Mains water, mains drainage, mains electricity. Oil fired central heating.

Fixtures and fittings

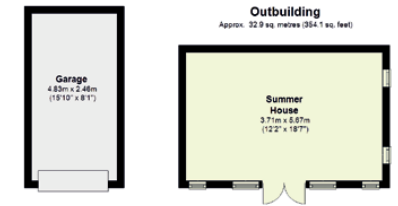
All those items known as tenant's fixtures and fittings together with fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation.

Directions (Postcode SP11 8AP)

From London/Winchester leave the A303 at the junction signed Portway/Marlborough/Devizes. At the roundabout take the first exit signed for Monxton and again at the second roundabout, heading into the village. Go down the hill and Willowfield is on the left hand side set back from the road.

Approximate Gross Internal Floor Area

314 sq m / 3379.8 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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