

5 SCAMBLERS MEAD

PENTON GRAFTON • HAMPSHIRE



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***A spacious family house with excellent
reception rooms in a quiet village location***

Entrance hall • kitchen/breakfast room • Drawing room
Snug • Study • W.C • Utility

Master bedroom with en suite shower room
4 further bedrooms • Family bathroom

Off-street parking • Double garage • Garden

Andover 3 miles (London Waterloo 70 minutes)

Winchester 20 miles • Salisbury 20 miles

Newbury 18 miles (London Paddington 50 minutes)

Basingstoke 25 miles • Southampton Airport 31 miles

London Heathrow 55 miles

(All distances are 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 text.





Hampshire

- Approximately 3 miles from Andover, Penton Grafton and its neighbouring village of Penton Mewsey are sought after attractive villages. The village has a very pretty green which plays home to the cricket team over the summer months. The tennis club, 14th century Holy Trinity Church and The White Hart pub are all a short walk away.
- Nearby, Weyhill and Charlton provide a number of facilities including a garage, store and farm shop with further amenities and leisure facilities in Andover, Salisbury and Winchester.
- The area is renowned for its quaint villages, quiet lanes, beautiful countryside and meandering chalk streams.
- In addition to some well-regarded local primary and secondary schools, there are a number of independent pre-prep and prep schools in the area, including Rookwood School in Andover, Farleigh and Cheam. Public schools within easy reach include Godolphin, Winchester College, Marlborough College, Dauntsey's and Downe House.
- The A303 and mainline train station at Andover provide access to London (via M3) and the West Country whilst the nearby A34 provides access north to the M4 and south to Southampton and the coast.

For Sale Freehold

- Scamblers Mead is a small development built in the 1990's and just a short stroll to the village amenities.
- This barn style house provides fabulous reception space and plentiful bedrooms for a growing family.
- Downstairs the spacious entrance hall flows through to a beautiful kitchen/ breakfast room with large island unit and lovely views across the gardens.
- The Drawing room has a lovely feel with dual aspect windows and a working fireplace at its centre.
- For the children the house has been re-designed to offer a great childrens play room or grown up snug and above this a mezzanine office/work space. This part of the house could be arranged as an annexe if need be having separate access through the current utility area.

- Upstairs there are 5 good sized bedrooms and 2 bathrooms. The loft is vaulted and boarded and provides additional storage.
- Outside is a mainly laid to lawn garden with mature trees. There is a paved parking area to the front for parking as well as the double garage.

Accommodation

See floor plans.

Services

Mains electricity, water and drainage.

Fixtures & Fittings

All those items regarded as tenant’s fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local Authority

Test Valley Borough Council – 01264 368000

Postcode:

SP11 0SR

Viewing

Viewing by prior appointment only with the Agents.

Approximate Gross Internal Area
242.0 sq m / 2605 sq ft (Includes Garage)

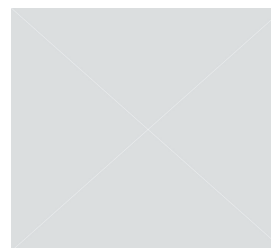


FLOORPLANZ © 2017 0203 9056099 Ref: 199699

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & floor 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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