



## Kimble Cottage Duck Street

Abbotts Ann, SP11 7BG

Guide price £600,000



A charming and characterful modern home situated in the heart of this thriving village. Kimble Cottage is a beautifully presented house laid out over three floors with extremely adaptable accommodation which can easily yield three double bedrooms. The house was built in a characterful style and benefits from a long list of modern services and fittings. Kimble Cottage also boasts great energy efficiency credentials with both PV and thermal roof panels. The house has a manageable, low maintenance garden which is a particularly attractive space. The current owners have also installed a substantial studio/cabin which makes an ideal home working space, Kimble Cottage also has good levels of off-road parking with adjacent EV charging point. An early internal viewing is recommended.



## Location

Located in this lovely village setting Kimble Cottage is within walking distance of a long list of useful amenities including village school, shop/post office, church and public house. The position also provides easy access to Andover (main line station), A303 and Farleigh School. Salisbury, Winchester and Stockbridge are also a short distance with beautiful open countryside on your doorstep.

## Direction

Proceed toward Andover on the A343, turning left onto Duck Street after Abbots Ann Down. Follow the road into the village passing the school on your left hand side. Kimble Cottage can be found on your right after Catherines Walk.

## Entrance Porch

Part glazed door to:

## Entrance Hall

Coat storage niche. Stairs to lower ground and first floor. Double doors to sitting room.

## Cloakroom

Low level WC and wash hand basin. Window to front aspect and radiator.

## Sitting Room 16'0" x 14'1" (4.9m x 4.3m )

Lovely light room with twin windows to side and one to the front aspect. Inset living flame gas fire, radiator and ceiling spotlights.

## Kitchen/Dining Room 16'4" x 16'0" (5m x 4.9m )

Matching range of gloss wall and base units with work surface over. Space for range style cooker, American fridge/freezer and integral dishwasher. Inset sink unit with mixer tap and tiled splashbacks. Island unit, space for dining table window to side aspect and doors to rear garden. Inset ceiling spotlights and tiled floor.

## Lower Ground Floor

This fantastic space is divided into two rooms. Stairs from the ground floor lead to:

## Dining Room/Utility Room 15'3" x 13'9" (4.65m x 4.2m )

Range of fitted full height cupboards housing gas boiler, pressurised hot water tank and water softener. Further range of base units and sink unit, vertical radiator and glazed door to rear.

Door to:

## Bedroom Three 13'7" x 12'3" (4.15m x 3.75m )

Currently used as an additional sitting/music room, this room offers huge flexibility. Window to rear aspect. Fitted wardrobe cupboard and radiator.

En-Suite – Matching suite with low level WC, pedestal basin and corner shower enclosure. Extractor fan, heated towel rail and ceiling spotlights.

## First Floor Landing

Substantial full height wardrobe/storage cupboard. Drop down loft ladder.

## Bedroom One 16'2" x 16'0" (4.95m x 4.9m )

Windows to side and rear aspects, attractive storage area and radiator. Walk-in wardrobe.

En-Suite – White WC, pedestal basin and tiled shower enclosure. Window to side aspect and heated towel rail.

## Bedroom Two 16'2" x 9'10" max (4.95m x 3m max )

Lovely bright room with twin window to side aspect and window to front aspect. Built in wardrobe and radiator. Door to:

## Bathroom

White suite comprising panelled bath, WC and basin. Tiled splashbacks, heated towel rail and obscure double glazed window to front aspect. Door to landing and bedroom two.

## Loft Room 15'1" x 8'6" (4.6m x 2.6m )

Substantial wooden ladder with balustrading. Power and light, flooring and fixed obscured glazed rooflight. NB This room is not considered accommodation.

## Outside

The property is approached by a shared tarmac driveway (one other property). Parking area for two cars comfortably with EV charge point and attractive array of planting. Either side of the entrance porch are well stocked flower borders. Gate to rear garden. The rear garden is very well enclosed by a lovely wall within acts as a real feature. Immediately outside the kitchen is a small area of decking leading down to a paved patio, beyond is a further paved/gravelled area with a number of well stocked flower borders. Seating area, pergola with steps to the lower ground floor. Gate to front and covered storage area.

## Garden Studio 11'3" x 7'2" (3.45m x 2.2m )

Twin double glazed doors overlooking the garden and double glazed door to side. Power, light and ceiling spotlights.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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