



Rowans Chapel Lane, Stoke, Andover, SP11 0NF  
Asking Price £550,000





## Rowans Chapel Lane, Stoke Andover, Asking Price £550,000

### PROPERTY DESCRIPTION BY Mr Nick King

Located in the picturesque village of Stoke, within the North Wessex Downs AONB, Graham & Co are delighted to bring to the market this four bedroom detached bungalow. The accommodation comprises of; entrance porch/sun room, hallway with cloakroom, large living/dining room, kitchen, utility room, four bedrooms and family bathroom.

Outside the well maintained garden benefits from patio, lawn with mature shrubs.

To the front the driveway provides ample for parking for several vehicles,







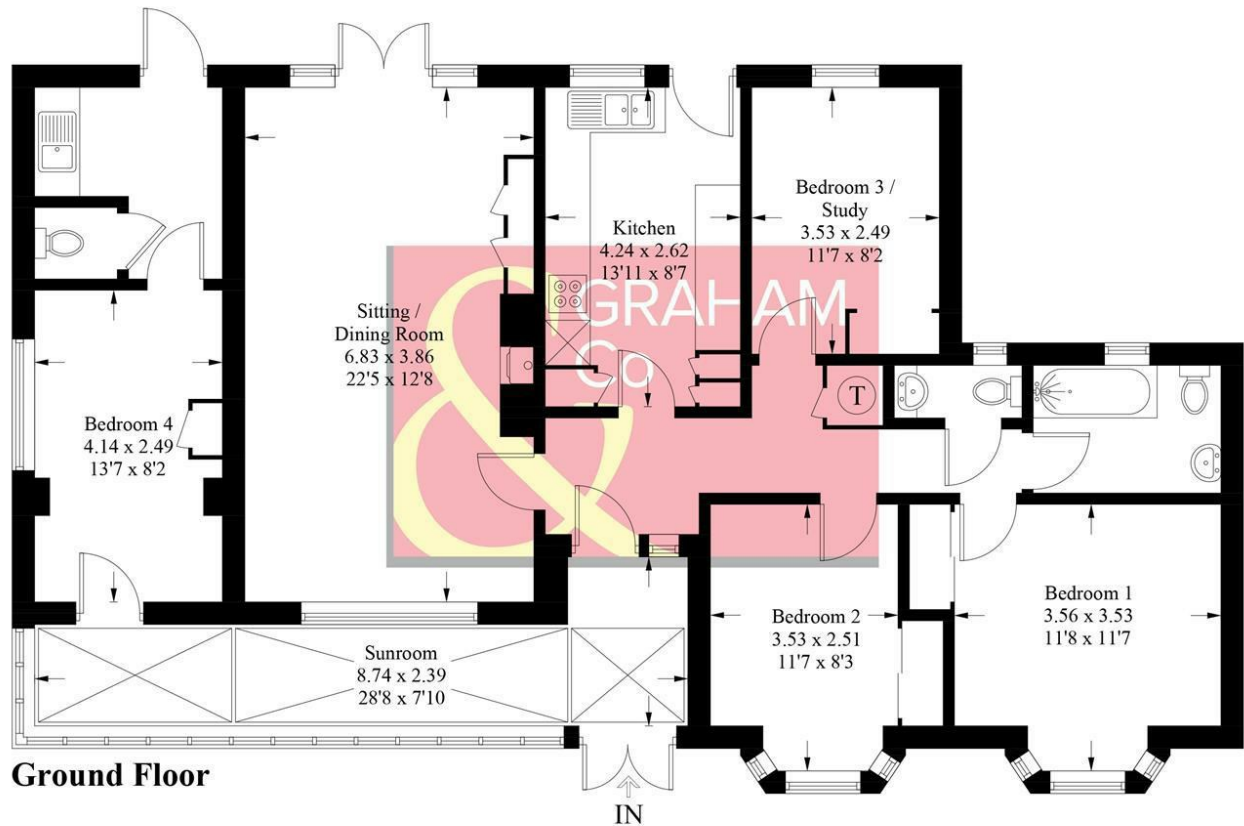
Stoke is located in the popular Bourne valley, surrounded by beautiful rolling countryside, offering great opportunities for walking, riding and other country pursuits. There is a strong local community both in Stoke itself, and in the neighboring villages of St Mary Bourne and Hurstbourne Tarrant, which between them provide two shops, three pubs and two highly regarded primary schools. The nearby market towns of Whitchurch, Andover and Newbury offer a further extensive range of schooling and amenities. Transport links are very good, with trains from Andover and Whitchurch into London Waterloo, and from Newbury into London Paddington. The A303/M3 and the A34/M4 are easily accessible by road.





## Chapel Lane, SP11

Approximate Gross Internal Area  
122.9 sq m / 1323 sq ft



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1180851)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	31	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: E



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.