



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



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PROPERTY DESCRIPTION BY Miss Molly Scruton

Entrance hall with cloaks space; Sunroom leading to Bedroom 4 with toilet and utility room at rear, with potential to create en-suite. Hallway to 3 bedrooms, small toilet and Family bathroom – bath with shower & toilet. Large living dining room with wood-burning stove, fully equipped kitchen with pull-out breakfast bar. Well stocked gardens to front, rear and side of the property.



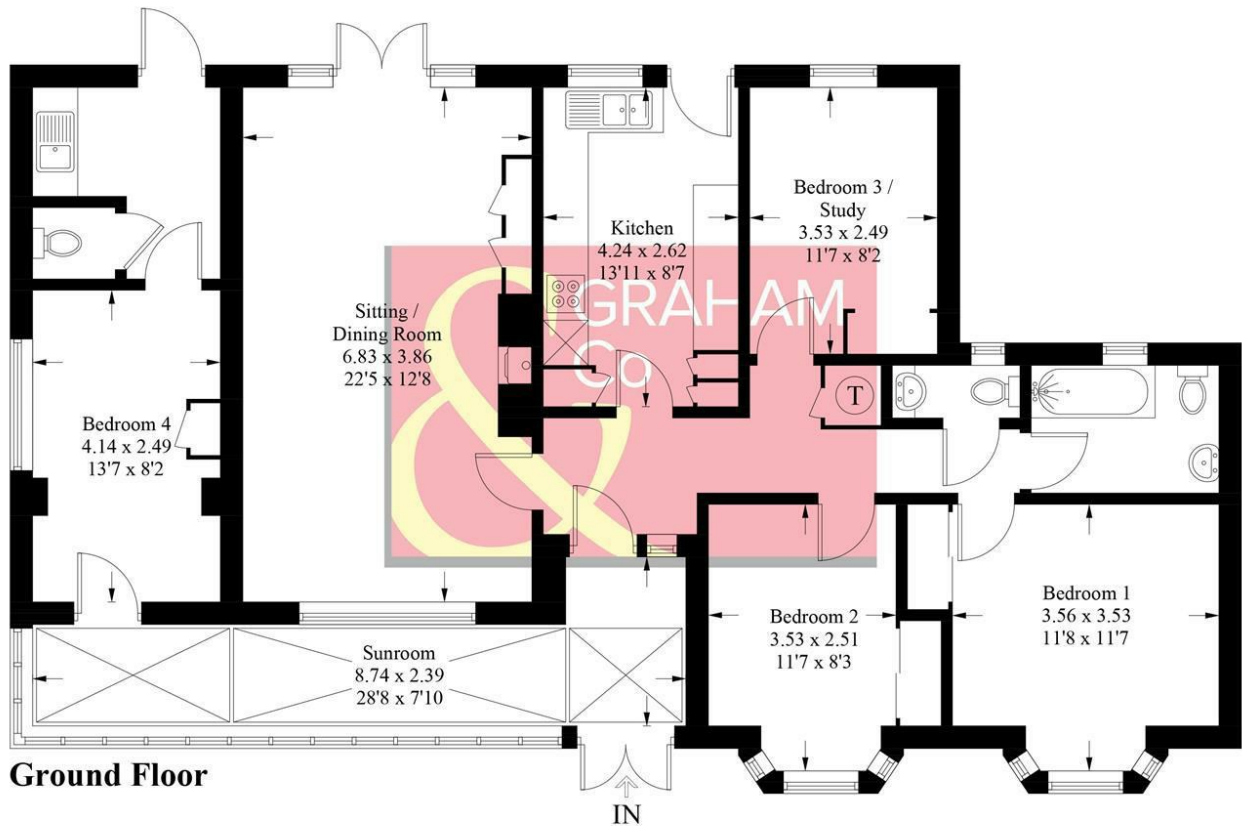


Stoke is located in the popular Bourne valley, surrounded by beautiful rolling countryside, offering great opportunities for walking, riding and other country pursuits. There is a strong local community both in Stoke itself, and in the neighboring villages of St Mary Bourne and Hurstbourne Tarrant, which 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) A		
(81-94) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: E



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