



**31 NEWBURY ROAD**

ENHAM ALAMEIN | ANDOVER

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THIS CHARMING HOME IN THE HEART OF ENHAM ALAMEIN HAS BEEN REFURBISHED THROUGHOUT TO CREATE A BRIGHT, OPEN PLAN HOME WITH A BEAUTIFUL, LOW MAINTENANCE GARDEN. LOCAL AMENITIES ARE WITHIN A 2 MINUTE WALK, WITH ANDOVER JUST 2 MILES AWAY.

Extended and refurbished | 3 Double bedrooms, one en-suite

220 foot landscaped garden | Open plan living/dining/kitchen area

Quiet location, lovely views | Friendly community | Local amenities steps away



The entrance hall leads to the open plan living, dining, kitchen area. The living, dining area is dual aspect with an open fireplace, views over the front and double doors opening to the back patio and garden beyond. The kitchen is a very generous size with plenty of counter space and a built-in oven and dishwasher. This room has several windows overlooking the garden.

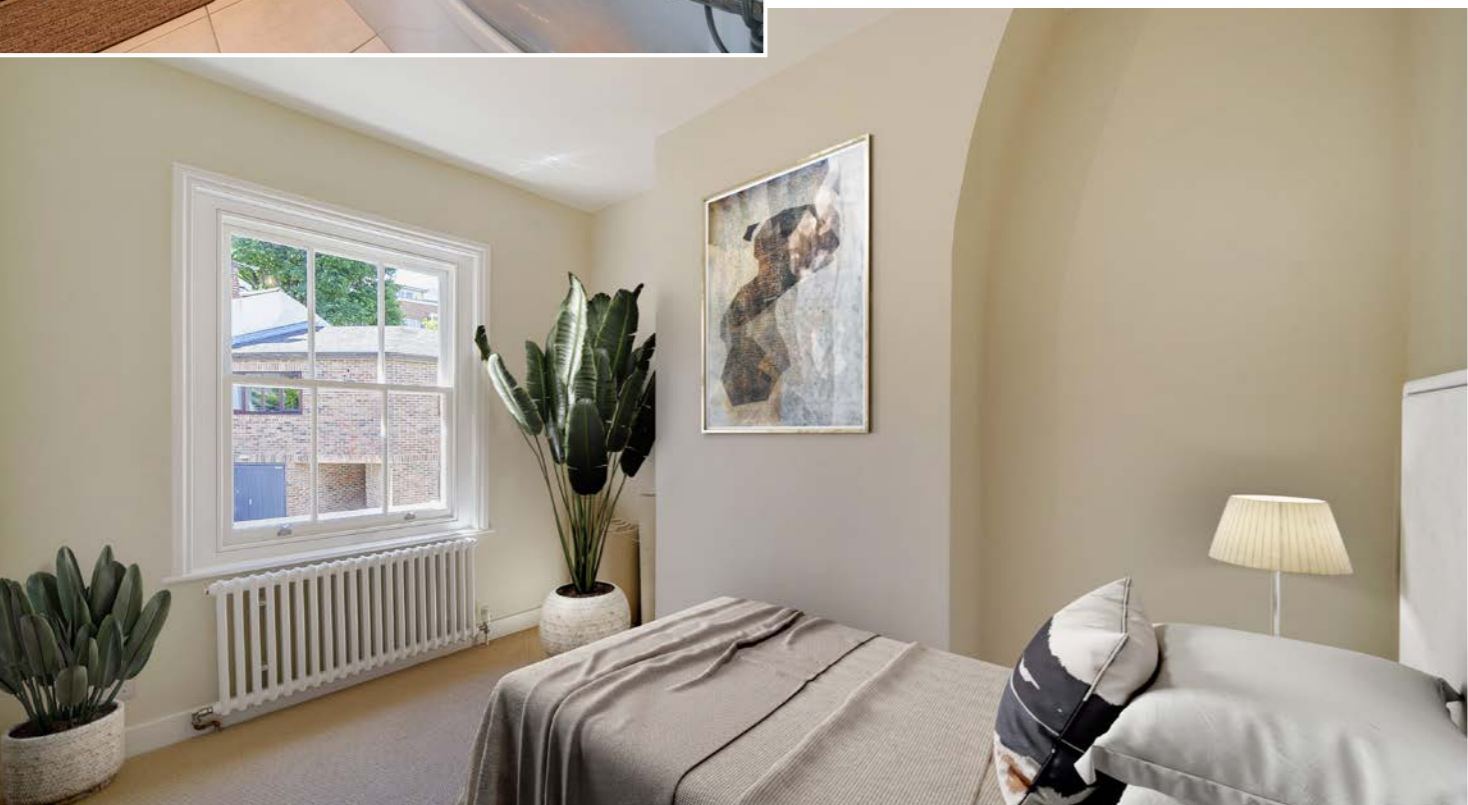
To the other side of the ground floor there's a double bedroom and en-suite bathroom, perfect as a guest room or additional reception room.





The main bedroom is a generous double with storage in the eaves and lovely views over the garden and Christmas tree farm beyond.

Bedroom 2 is another generous double room with a view over the side aspect and fields across the way. The large family bathroom has a P shaped bath with a shower over.



#### PARKING

While the house doesn't have dedicated parking, there are several free spaces set back across the road where the current owners park.

The garden is a real gem. South facing and 220 foot long, it starts with a Cotswold stone patio leading from the living area and then has several grassy terraced levels. There is a small pond to one side. The very back of the garden has been left relatively wild, ready to be used as the new owners wish, perhaps as a play area or vegetable garden.

At the end of the garden there's a Christmas tree farm providing a lovely green outlook. In the other direction, beyond the house, there are views over fields.

The garden has been created to be low maintenance for those who aren't so green fingered. For gardening lovers, this is a wonderful canvas to create whatever you wish.

## SELLER INSIGHT

I'm a local firefighter so I know the area very well and always loved this village. Homes here hardly ever come up for sale so the minute this one came on the market, we snapped it up.

The house was very dated, but had so much potential. We've changed the whole house so it's now bright and open with bigger rooms, an upstairs bathroom, 3 double bedrooms and an open plan living, kitchen and dining area that's connected to the garden, which we absolutely love!

The garden was sloped before, but now has terraces; Cotswold stone patio area, exercise and play area, nature area with a small pond and then at the end we've kept a wild area, it would be an ideal vegetable patch or play equipment space. The garden is very low maintenance - 25 minutes a week in the summer will keep it tidy. We spend most of the day out here in the summer. It's enclosed so it's perfect for the kids.

We get muntjacs and pheasants in the garden from the Christmas tree farm behind, it's a lovely outlook, nature as far as the eye can see. It feels very rural here, it's very quiet especially at night, yet we're so close to town. It's a magical spot really.

The house has a different feel every season. In winter it's really warm inside, in the spring we have tulips of all colours in the garden, in summer the lavender takes over and we spend most of our time outside, autumn I don't have any leaves to clear!

Our village shop is great, they have food from local suppliers and all the essentials. We're members of Enham Social Club, it's only £5 a year and the drinks are very cheap. There's always something going on there, they have singers every week, bingo on a Sunday, darts teams and kids activities once or twice a month, things like cake competitions, games, bouncy castles... It's the heart of the village, everyone has been so welcoming and friendly.

Anton lakes is quite close, we like going there for walks with the kids, they love the play park. Our favourite pub is The Oak in Smannell, it's about a mile away on the footpath which is a lovely walk. They have regular events there and a really nice garden. The George & Dragon in Hurstbourne Tarrant has amazing food, it's only 5 minutes away so that's our date night restaurant.

We'll miss living here, it's been a great home for us. We need more space now though so we're upsizing. Whoever lives here will love the house and garden, this is such a unique place to live!



## THE LOCATION

Enham Alamein is a pretty village just north of Andover, offering the perfect blend of a friendly community surrounded by countryside, with the convenience of a wide range of shops and a mainline train station just minutes away.

Enham Alamein has a village shop, post office, social club, doctor's surgery, Enham Trust charity shop and tearoom, all within a 5 minute walk of 31 Newbury Road. Within 2.5 miles there's a range of supermarkets, independent shops, restaurants, pubs, cinema, theatre and retail parks.

Enham Club is a very active social club with regular events for all ages, darts teams and very reasonably priced drinks. This is considered by many to be the heart of the village. There's a recreation ground just behind the club, with 2 football pitches and a local football club – Baltic Youth FC.

The village hosts several annual events including a summer fair and Christmas lights and fayre, several of which are hosted by The Enham Trust, based in the village.

For little ones, there's a very good nursery just over a mile away in Knights Enham, with small groups for more one-to-one care. Enham Alamein is served by several 'Good' schools from 1 to 3 miles away.

Surrounded by countryside, there are miles of walks right from the doorstep, while Anton Lakes nature reserve is just 2 miles away, perfect for nature spotting, running and walking dogs. Finkley Down Farm is 3 miles away, with play areas, animal feeding and regular events, an ideal day out with children. Surrounding villages are dotted with country pubs and farm shops, perfect for days out.

### WHERE DOES THE NAME 'ENHAM ALAMEIN' COME FROM?

This is an interesting and heartwarming story. Some of the injured soldiers from the Battle of El Alamein in North Africa were brought the recovery centre in Lower Enham. As a thank you for helping Egypt rid their country of the Axis forces, Egypt donated £250,000 (worth around £8 million today). A significant amount of this was used to build housing and a charity to support the injured soldiers, in Enham. Alamein was added to the village name in honour of this support.

While many of the houses in Enham Alamein remain as service houses, some are now owned privately.

### TRANSPORT LINKS

#### Road

- A34: 7 miles / 12 minutes
- A303: 3 miles / 7 minutes
- M3: 16 miles / 18 minutes

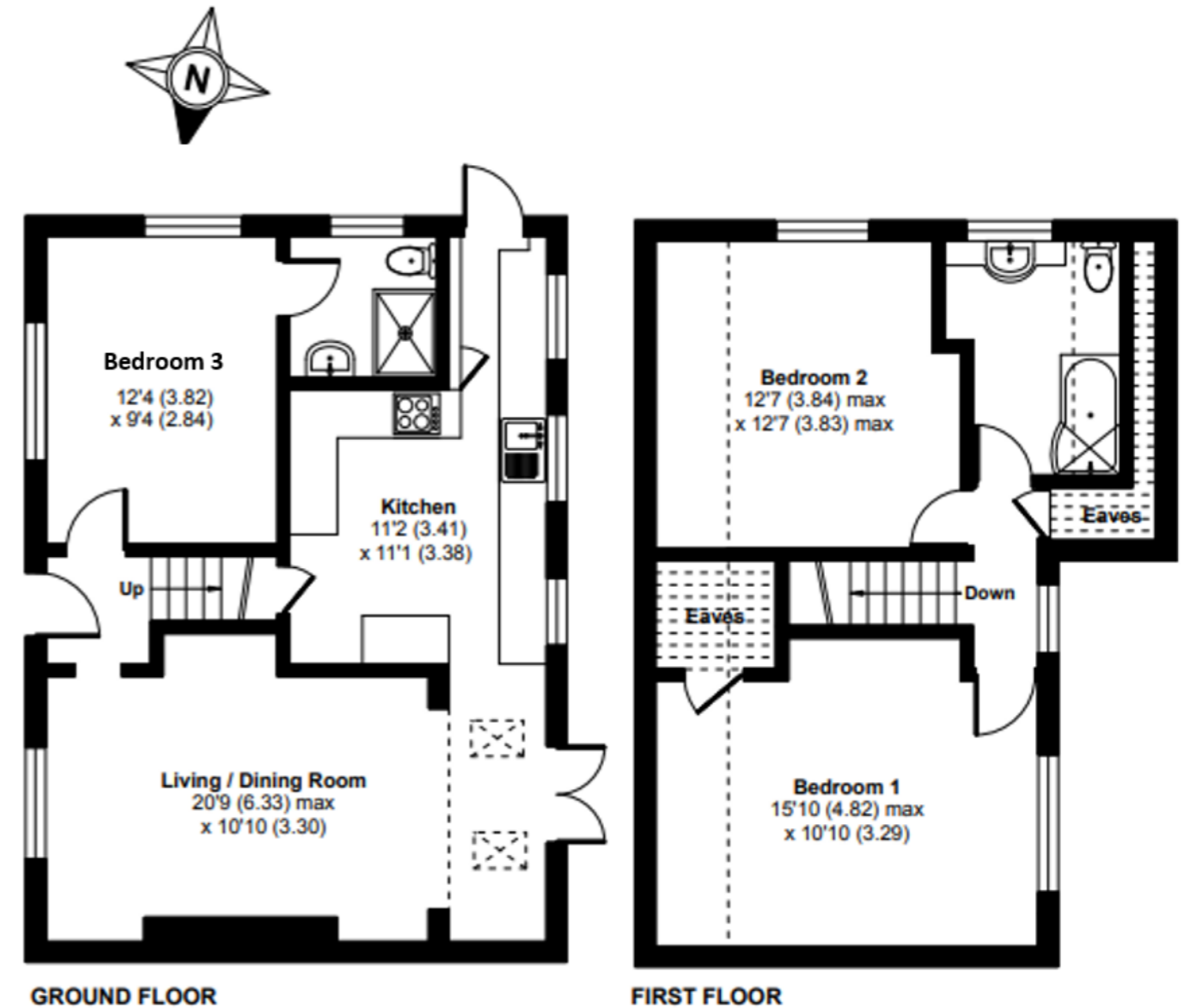
#### Train

- Andover train station: 2.5 miles / 6 minutes. Reaching London in just over an hour

#### Bus

- 350 feet / 1 minute. Reaching Andover in 13 minutes and Newbury in 38 minutes

## FLOOR PLAN



Approximate Gross Internal Floor Area = 960 sq.ft / 89.1sq.m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. © Elements Property. All enquiries must be directed to the agent, vendor or party representing this floor plan.

EPC Rating: C

**Agents notes:** All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



