



Heron Cottage, Little Ann

Myddelton & Major





An artists illustration of Heron Cottage

Heron Cottage, Little Ann Andover, Hampshire, SP11 7DW

- Sitting Room
- Dining Room
- Office
- Kitchen
- Cloakroom
- Main Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Conservatory
- Two Bedroom Annexe & Garage

The Property

Heron Cottage is a detached cottage constructed of cob under a thatched roof. The cottage offers spacious accommodation with the benefit of a separate garage with annexe. The kitchen/breakfast room is bright with direct access onto the garden. This leads into the drawing room with an Inglenook within the exposed brick hearth. The main sitting room is a bright and spacious room with views over the south-facing terrace and garden.

On the first floor is the main bedroom with ensuite and three further bedrooms and a family bathroom. The detached garage has a two bedroom annexe with an open plan kitchen/dining/sitting room with a balcony and views onto the garden. There is a cloakroom and family bathroom.

The cottage has period details throughout and in the Agents opinion the property would benefit from a level of renovation and modernisation.

Outside

The garden enjoys a southerly aspect with a paved terrace and Well. The garden is currently overgrown and would significantly benefit from clearance and landscaping.

The Pillhill Brook meanders across the end of the garden allowing any new owner the opportunity to enhance the outside achieving an attractive cottage garden which complements the cottage.

Note: No services and have been tested. Please enquire with the selling agents for more information regarding the services, Inglenook and the ceiling height.

A detached four bedroom thatched cottage with a self-contained annexe situated in Little Ann close to amenities.

Tenure: Freehold Main House: 2,240 ft² Annexe: 1,130 ft² EPC Rating: E (52) Council Tax Band: F



Services - Mains water, electricity & drainage, Oil-fired central heating. (Please refer to the notes regarding the services)

Andover 1.8 Miles • Stockbridge 7.3 Miles • Salisbury 16.2 Miles • Winchester 19 Miles



Kitchen/Breakfast Room



Drawing Room



Bedroom



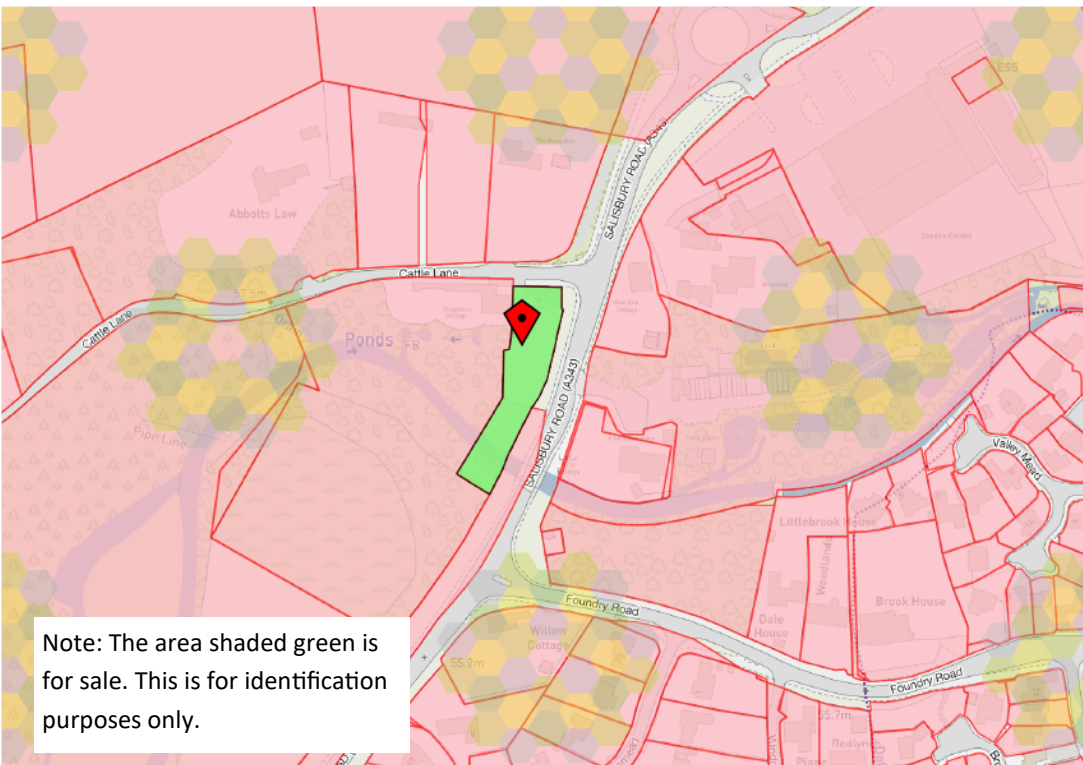
Sitting Room with access onto the terrace



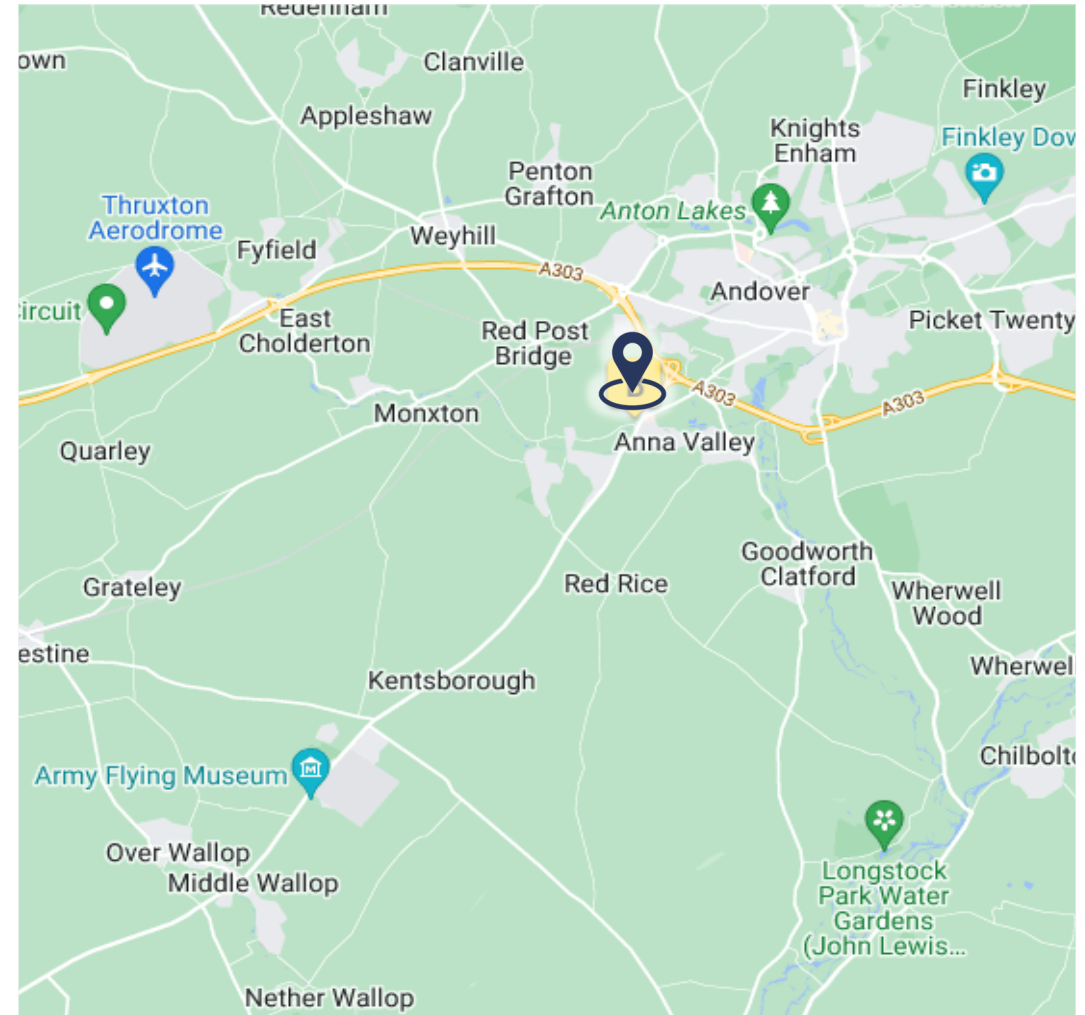
Location

Heron Cottage is a detached cottage with detached garage and annexe situated on Cattle Lane in Little Ann. Situated on the outskirts of Andover, the property benefits from excellent travel links, including the A343 Salisbury Road and the A303 which provides access Westbound, as well as to the M3 and M4. The nearest village shop is in Abbots Ann where there is a café and post office. There is a local café which can be found in Dobbies garden centre which is a short walk from the property. Andover town centre includes a selection of supermarkets, independent shops and leisure facilities.

Andover train station is within a ten minute drive from the property providing access to London Waterloo in 1 hour and 10 minutes. There are a number of highly regarded independent and state schools including Farleigh and Rookwood in the Andover area and Pilgrims for boys and St Swithuns for girls in Winchester.



Note: The area shaded green is for sale. This is for identification purposes only.





Annexe - Main Bedroom



Annexe - Bedroom Two



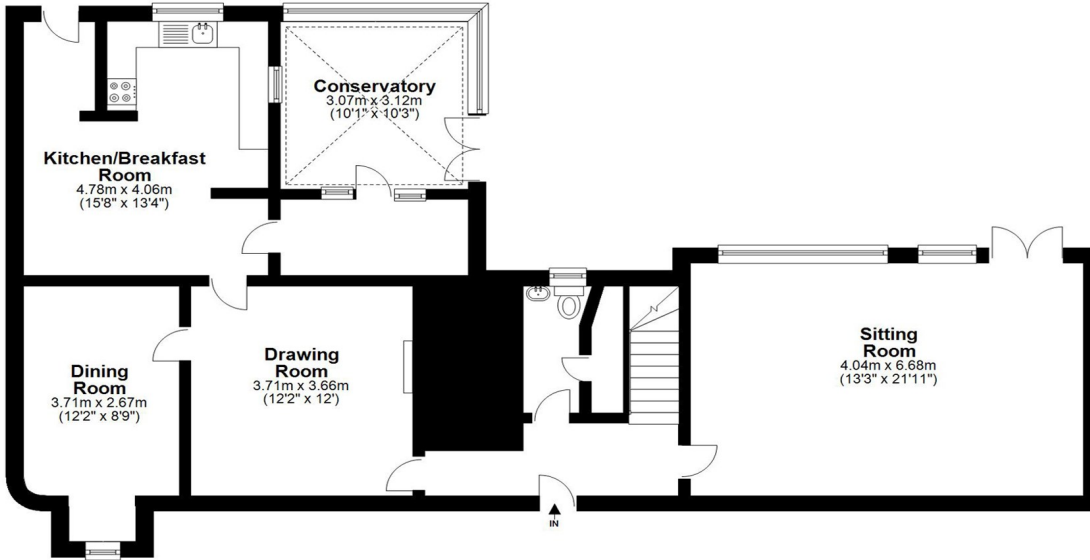
Garage & Two Bedroom Annexe



Annexe - Kitchen/ Sitting room

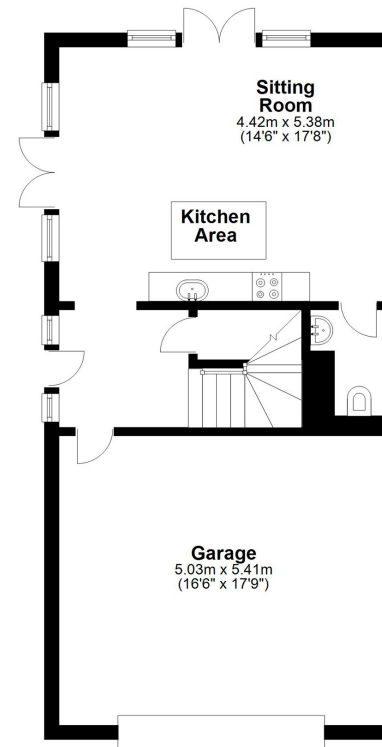
Cottage - Ground Floor

Heron Cottage, Little Ann - Floorplan

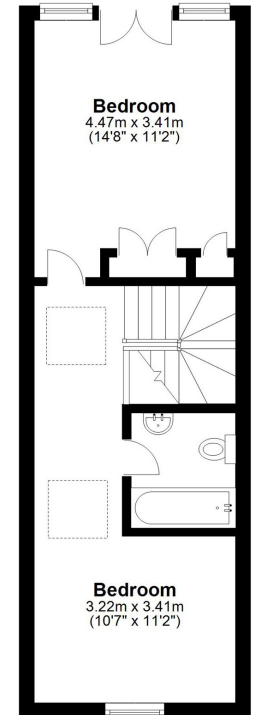


Annexe/Garage

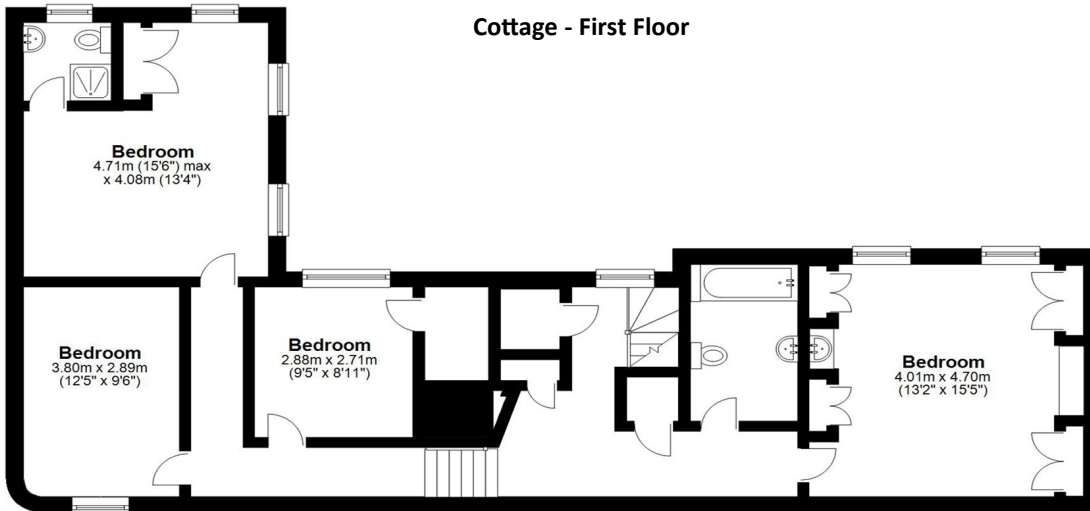
Ground Floor



First Floor



Cottage - First Floor



Total area: approx. 208.1 sq. metres (2240.5 sq. feet)

Total area: approx. 105.1 sq. metres (1130.9 sq. feet)

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