



23 Duck Steet, Abbots Ann

Myddelton & Major





23 Duck Street, Abbots Ann,
Andover, SP11 7BG

- Kitchen/Breakfast Room
- Dining Room
- Family bathroom
- Two double bedrooms
- Driveway
- Sitting Room
- Ensuite
- Double bedroom with ensuite
- Basement - Bedroom/ Office
- Gardens & Terrace

The Property

23 Duck Street is a Grade II Listed thatched cottage built in the late 18th Century. Offering charm and character, the property is situated in the heart of Abbots Ann, a popular Test Valley village in North Hampshire. The accommodation offers a tasteful blend of modern facilities and period features throughout. The ground floor accommodation comprises a kitchen/breakfast room, stylishly decorated with modern units, a dining room which offers a fantastic space to entertain and also enjoys views onto the front garden and pretty village cottages surrounding; a cloakroom and a spacious basement which currently functions as an office and could equally suit as bedroom four. The first floor includes double bedroom with shower ensuite, two further bedrooms and a modern family bathroom.

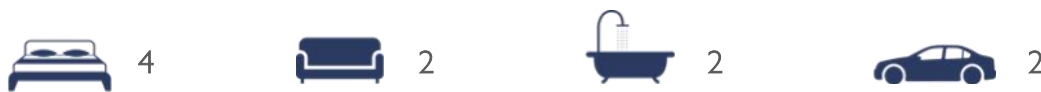
Outside

From the kitchen, a door provides access onto a rear terrace, a lovely spot to take in the morning sun. Steps lead to the elevated garden providing views over the village. The garden is mainly laid to lawn with established planting, blossom trees, and a paved terrace which boasts the afternoon sun. There is a garden shed and a path to a further section of garden which could be suitable for raised planters should any keen gardener want to add to the outdoor space.

Note - The fireplace in the sitting room is lined and a wood-burner could be professionally reinstated. Fibre broadband is available in the village.

A wonderfully situated Grade II listed thatched cottage in the heart of Abbots Ann, offering charm and modern living space throughout.

Tenure: Freehold Size: 1,593.2 ft² EPC Rating D (68) Council Tax Band: E



Services - Gas Central Heating, Mains Water, Gas & Electricity

Andover 3 Miles • Stockbridge 7 Miles • Salisbury 16 Miles • Winchester 19 Miles





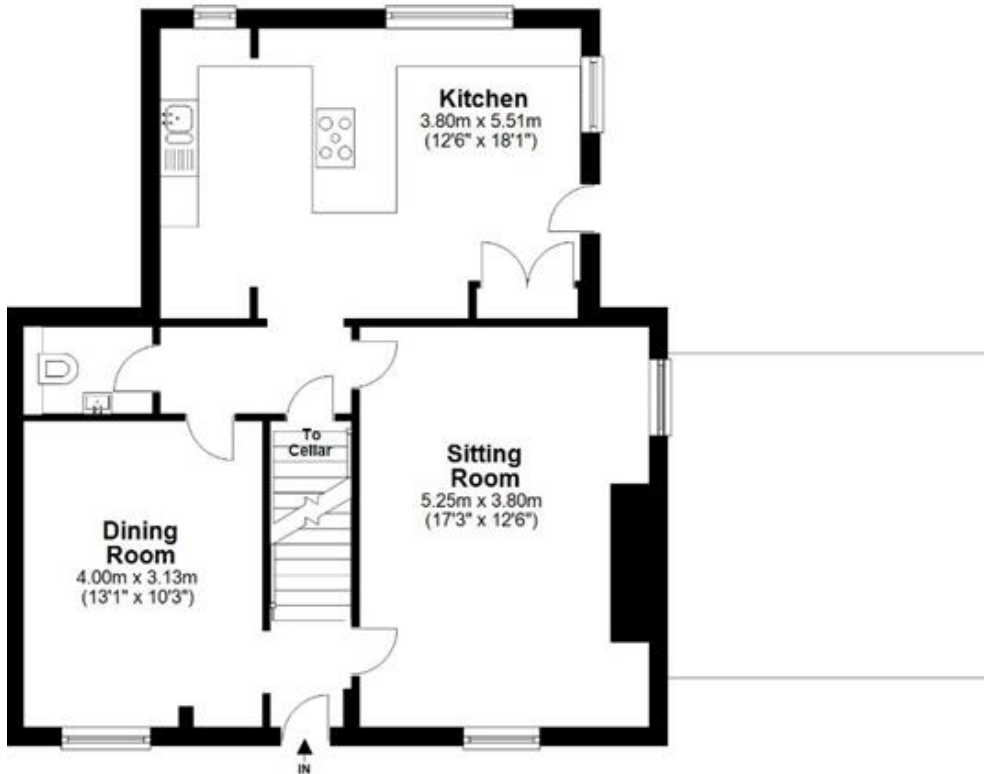
Location

23 Duck Street is situated in the popular Test Valley village of Abbots Ann, within the Conservation Area and approximately 3 miles from Andover. Abbots Ann is a quintessential English village with a Church, a Shop/Post office, two pubs, Village hall & Village green. The village has a population of approximately 1300 and is conveniently situated for access to Andover and all its extensive range of amenities and facilities as well the train station which offers direct trains to London Waterloo in 70 minutes and Westbound. Abbots Ann has a good primary school and many options for secondary in Andover, Salisbury and Winchester.

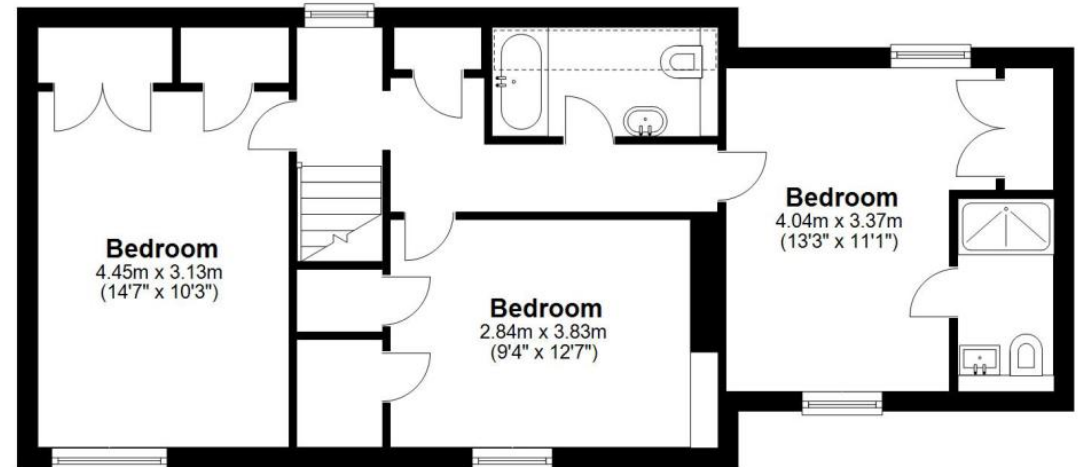




23 Duck Street - Floor Plan



First Floor



Total area: approx. 148.0 sq. metres (1593.2 sq. feet)

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/indows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them.
Measured and drawn to RICS guidelines
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Plan produced using PlanUp.

Note - The ceiling in the family bathroom is pitched.



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