



3 The Withies, Longparish

Myddelton&Major





An attractive mews style house in the very popular village of Longparish with a stunning garden and views to the River Test.

Tenure: Freehold Size: 2,099 ft<sup>2</sup> EPC Rating: D (58) Council Tax Band: F



Services - Oil fired Central Heating, Mains Water, Electricity and Drainage

Andover 6.5 Miles • Winchester 12 Miles • Basingstoke 17 Miles • Newbury 16.5 Miles

## 3 The Withies, Longparish, Hampshire, SP11 6PD

- Excellent Village Location
- Family Bathroom
- Sitting Room/Dining Room
- Kitchen
- Two Bedrooms with Ensuites
- Garage and Ample Car Parking
- Two Further Bedrooms
- Outlook over Water Meadows
- Sun Room & Utility
- Attractive Garden

### The Property

3 The Withies is a property constructed of brick under a tiled roof. The property is exceptionally light with views of the stunning garden, woodland and river beyond. The entrance hall has traditional parquet flooring with staircase off and a cloakroom. There is a large L-shaped sitting room/dining area, and great for entertaining. The dining room benefits from having a dual aspect, with a door to the garden. A door leads through to the kitchen which has a range of shaker style units and space for a breakfast table. The kitchen is also accessible from the hall as is the utility room with a range of units and door to a covered sun room with French doors to the garden. In addition there is a very useful garden store and garage.

On the first floor is the main bedroom with ensuite. Bedroom two is generous in size and bedroom three has the benefit of an ensuite. There is a single bedroom, a family bathroom and separate WC. Most of the bedrooms benefit from built-in storage and views across the gardens and beyond. There is also access to the loft.

### Outside

To the front of the property is a gravel drive with ample parking. To the rear of the property are attractively landscaped gardens with a path leading to a gate which leads to the woodland and river beyond. \*

\* Agents note: The land beyond the gate is not owned by the vendor but there is a licence to use.



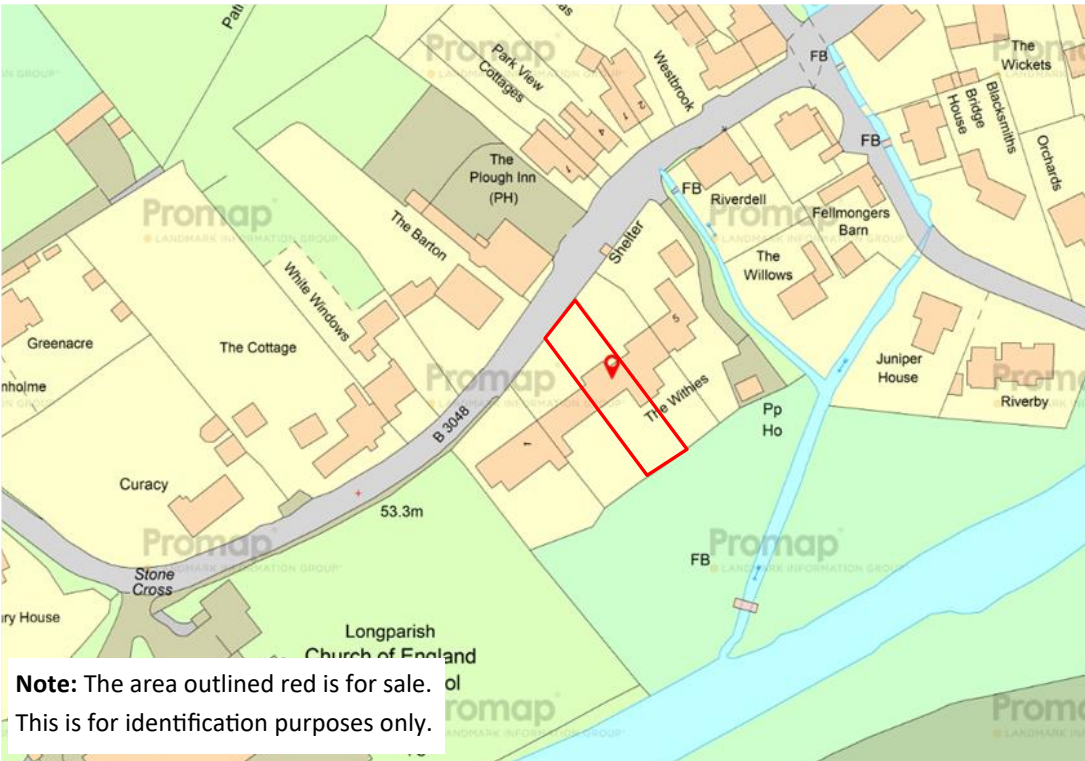


**Location**

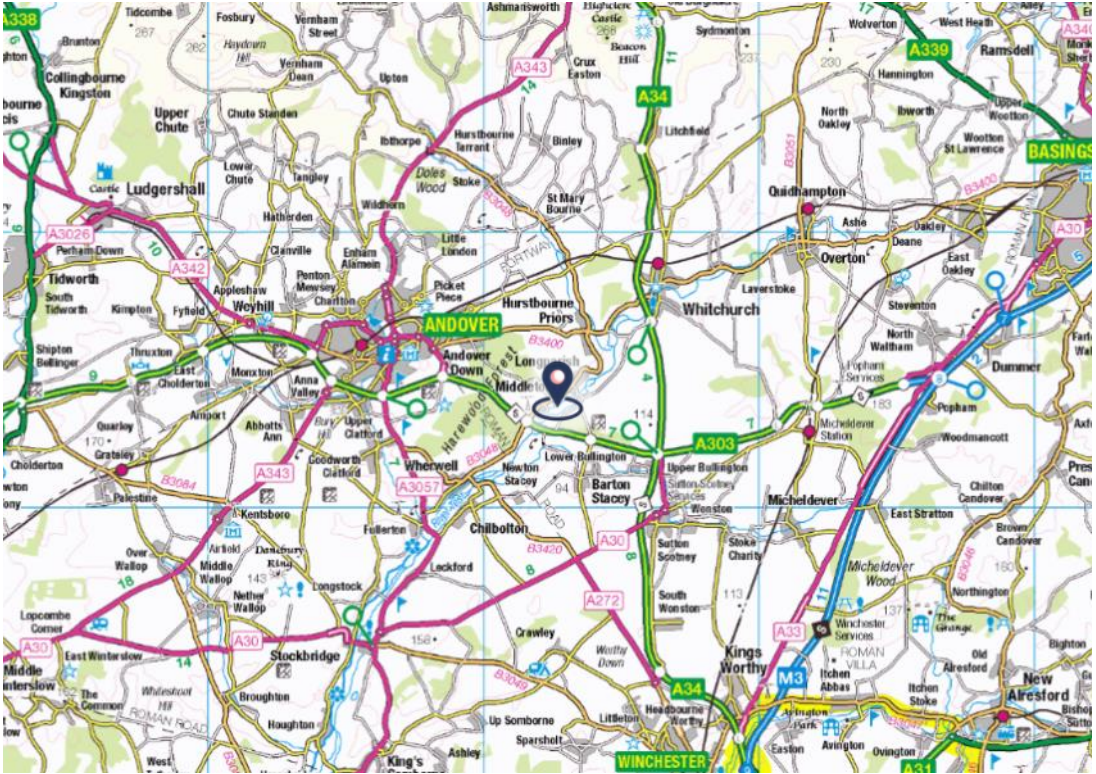
3 The Withies is situated in the picturesque village of Longparish which boasts a church, public house, excellent village school, and post office/store. Pretty local walks are in abundance with over 20 miles of footpaths. Longparish has two excellent pubs, The Plough, a community owned pub which is opposite the property and the popular Cricketers Inn.

Nearby, Andover and Winchester offer a comprehensive range of amenities, leisure activities and restaurants whilst Stockbridge, only 9 miles away offers a range of boutique shops and independent cafes. The property is well-served by road links via the A303 and A34 providing access to the South West and Midlands respectively.

The mainline railway station in nearby Whitchurch offers trains to London Waterloo in one hour. There is excellent schooling, both independent and state in Andover, Winchester and Salisbury. There is excellent fishing on the River Test and golf courses in Longstock and Andover.

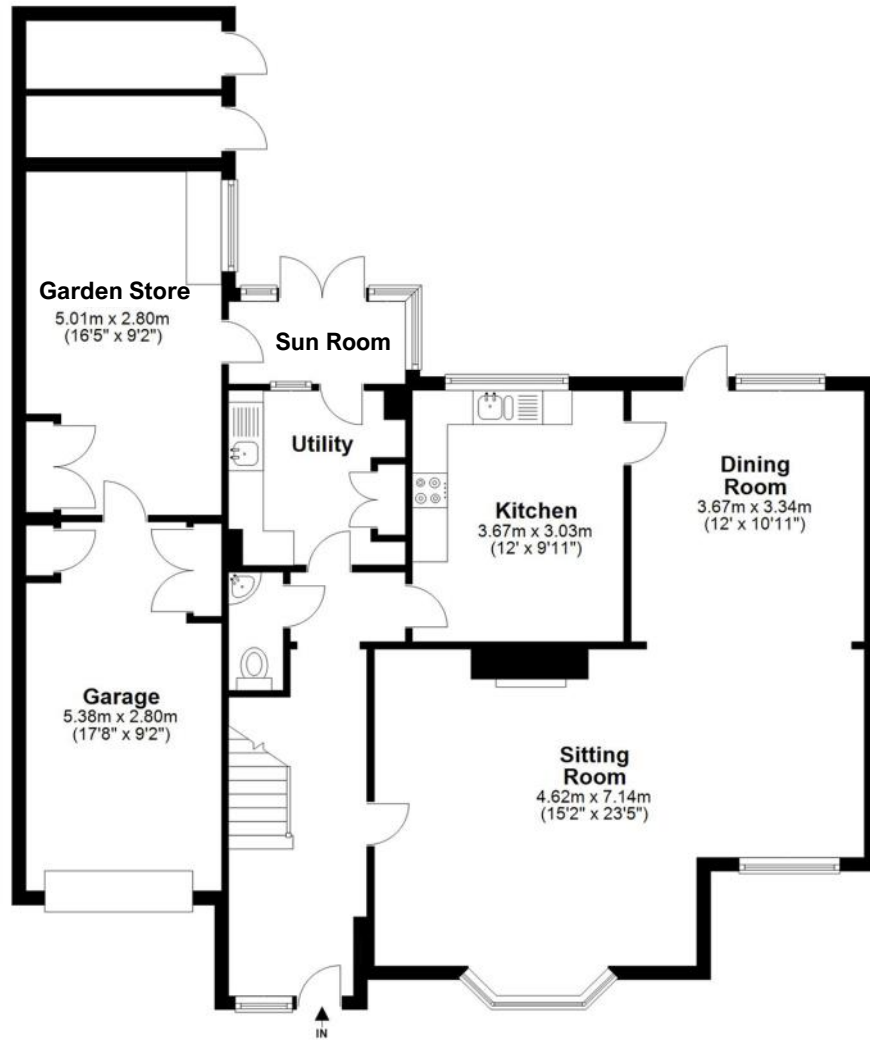


**Note:** The area outlined red is for sale. This is for identification purposes only.

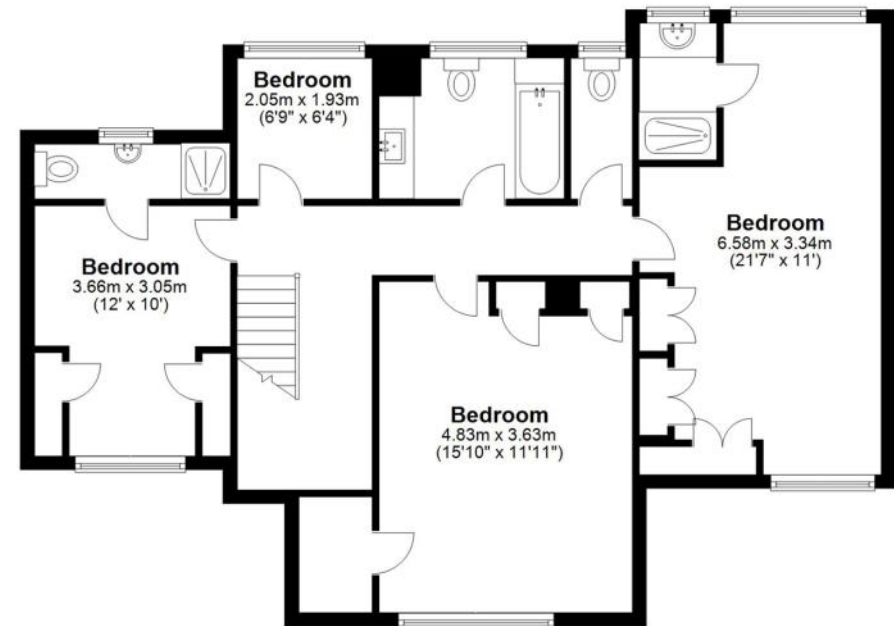


# Floorplan - 3 The Withies, Longparish

## Ground Floor



## First Floor



Total area: approx. 195.0 sq. metres (2099.0 sq. feet)

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