



Badgers Corner, **Abbotts Ann**

Myddelton & Major





Badgers Corner, Duck Street Abbotts Ann, Hampshire, SP11 7BG

- Kitchen/Breakfast room
- Family room
- Dining room
- Drawing room
- Utility room & Pantry
- Two bedrooms with ensuites
- Three further bedrooms
- Family Bathroom
- Garden
- Detached double garage

The Property

Built of brick elevations with a rendered finish under a tiled roof, Badgers Corner is situated in the heart of Abbotts Ann, a popular Test Valley village in North Hampshire and within a Conservation Area. The property was originally a bungalow which has been tastefully renovated and extended resulting in a superbly bright and spacious village house.

At its centre is the kitchen/breakfast room which includes an impressive double aspect wood burner along with fitted Shaker units, solid oak worktops and integral appliances. The limestone flooring runs through the main living areas and contrasts the oak flooring in the drawing room which enjoys an open fireplace further complimented by the limestone mantelpiece and windows overlooking the courtyard.

On the first floor the bedrooms are spacious and some fitted with integral wardrobes. The ensuites and family bathroom are well appointed, one of which includes a clawfoot bath. The soft colour palette is further complimented by the exceptional quality of natural light.

Outside

The property is located off Duck Street via a tarmac driveway leading to a detached timber clad double garage. The terrace can be reached from the French doors in the family room. There is also a courtyard to the south west of the property and an area of landscaped garden which is mainly laid to lawn with a combination of mature shrubs, roses and perennials. The property is surrounded by mature trees hedging providing privacy from the village street and neighbouring properties.

A modern five bedroom property benefitting from spacious accommodation and situated in the heart of a vibrant village.

Tenure: Freehold

Size: 3076.3 ft²

EPC Rating: B (81)

Council Tax Band: F



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Services - Mains electricity, gas, water & drainage. Gas boiler - central heating.

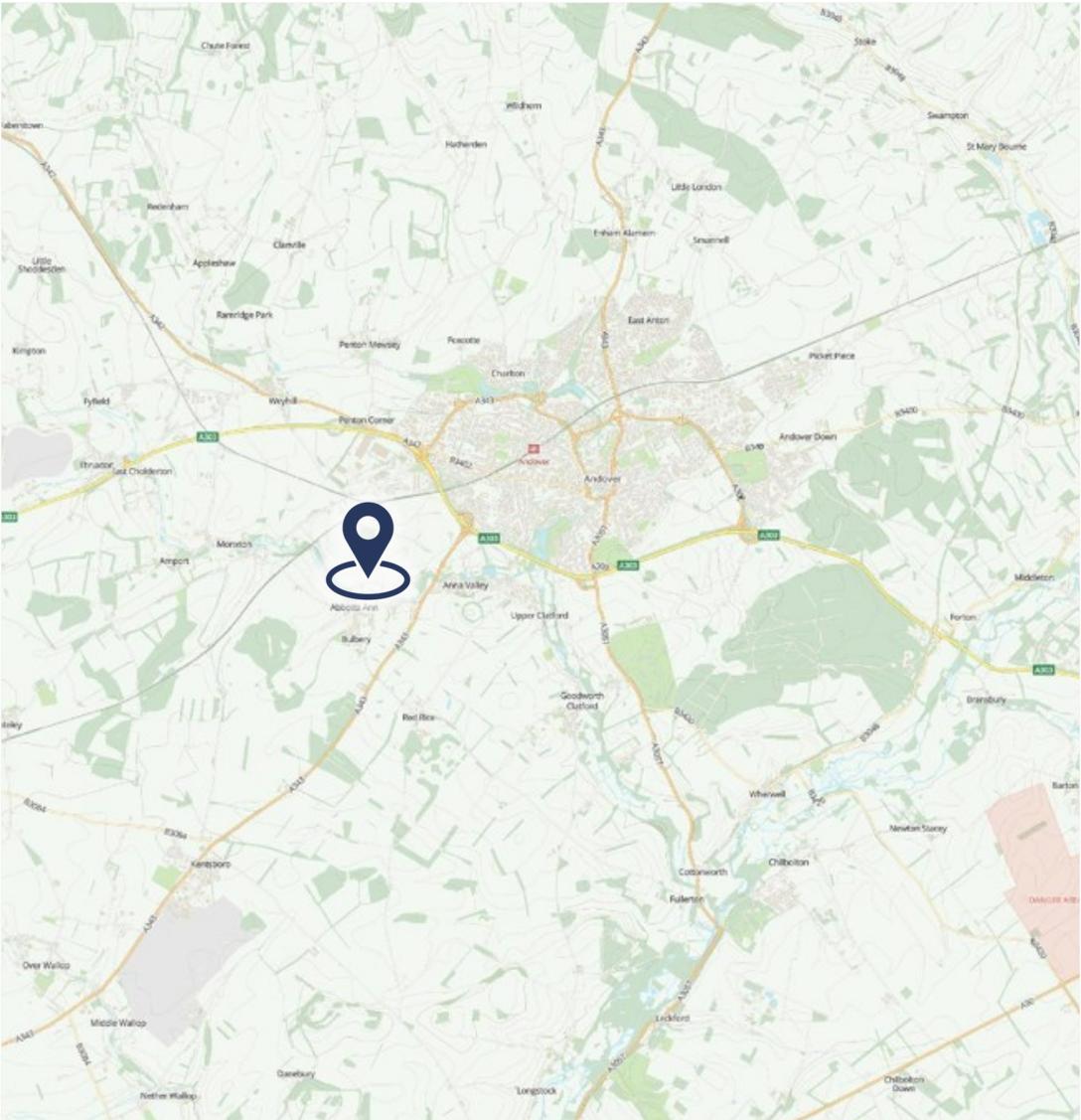
Andover 3 Miles • Stockbridge 7 Miles • Salisbury 16 Miles • Winchester 19 Miles





Location

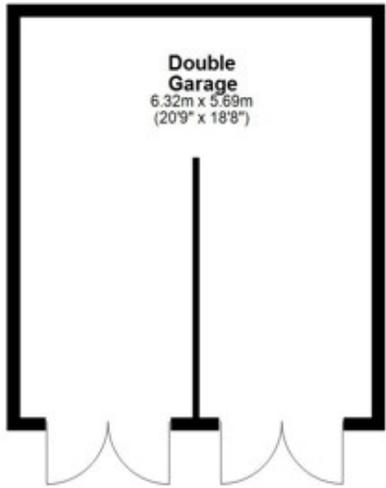
Badgers Corner is situated in Abbots Ann which is a quintessential English village with a church, a shop/post office, two pubs, village hall & village green in the popular Test Valley area. It is also within a Conservation Area. The village has a population of approximately 1300 and is conveniently situated for access to Andover and all its facilities. Abbots Ann has a good primary school and many options for secondary in Andover, Salisbury and Winchester and the reputable prep school of Farleigh only 2 miles away which is under a 10 minutes drive from the property. Andover has a main line train station giving trains direct access to London Waterloo in seventy minutes and also the A303 provides good travel links westbound.



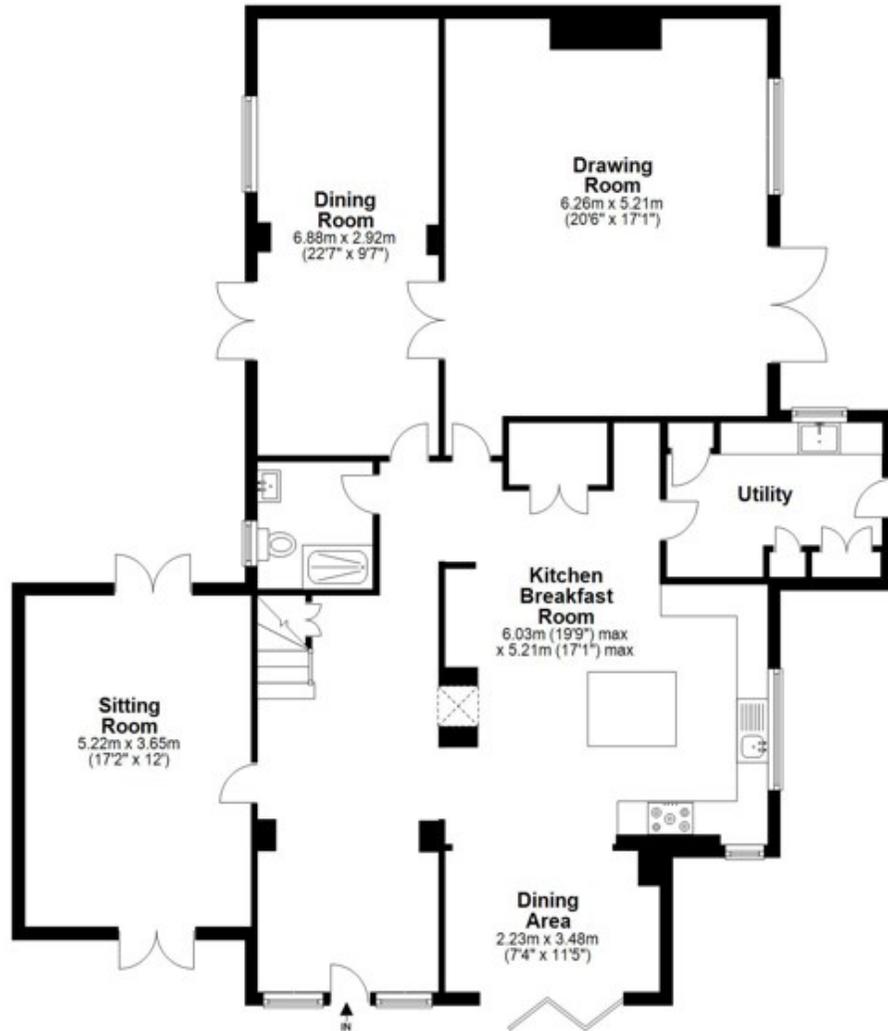


Badger's Corner - Floorplan

Outbuilding



Ground Floor



First Floor



Total area: approx. 285.8 sq. metres (3076.3 sq. feet)

Main House - 249.84 sqm (2689.25)

Double Garage - 35.96 sqm (387.07)



Disclaimer Notice

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