











## Greenacres, 14 Manor Close, Abbots Ann Andover, Hampshire. SP11 7BJ

- Kitchen/Breakfast Room
- Sitting/Dining Room
- Conservatory
- Study
- Cloakroom
- Main Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Single Attached Garage
- South-West Facing Garden

### The Property

Greenacres is a four bedroom detached property in the very sought after village of Abbots Ann. The property is extremely light and bright and would make a fantastic family home. The enclosed entrance porch leads to a spacious hallway with a downstairs cloakroom and stairs to the first floor. The kitchen/breakfast room is a good size and has built-in shaker-style floor and wall units. The generous sitting/dining room benefits from a log burner and picture window with views out onto the mature garden. Sliding patio doors lead into the conservatory. On the first floor there are four good sized bedrooms with the master bedroom having an ensuite. There is also the family bathroom.

A detached house with a lovely  
south-west facing garden in the popular village of Abbots Ann

Tenure: Freehold

Size: 1,909.2 ft<sup>2</sup>

EPC Rating: D (63)

Council Tax Band: E



4



3



2



2+

Services - Mains electric, gas, water and drainage.

Stockbridge 3.6 Miles • Andover 5 Miles • Winchester 10 Miles • Salisbury 25 Miles

### Outside

At the front of the property is a garden area with parking for two cars and an attached garage. To the rear, the property benefits from a paved terrace and a large garden which is level and mainly laid to lawn. Boasting glorious open views over the adjoining countryside, the garden has mature flower beds and a south-westerly aspect making this a wonderfully sunny and private space. In addition there is the benefit of a large greenhouse.









**Location**

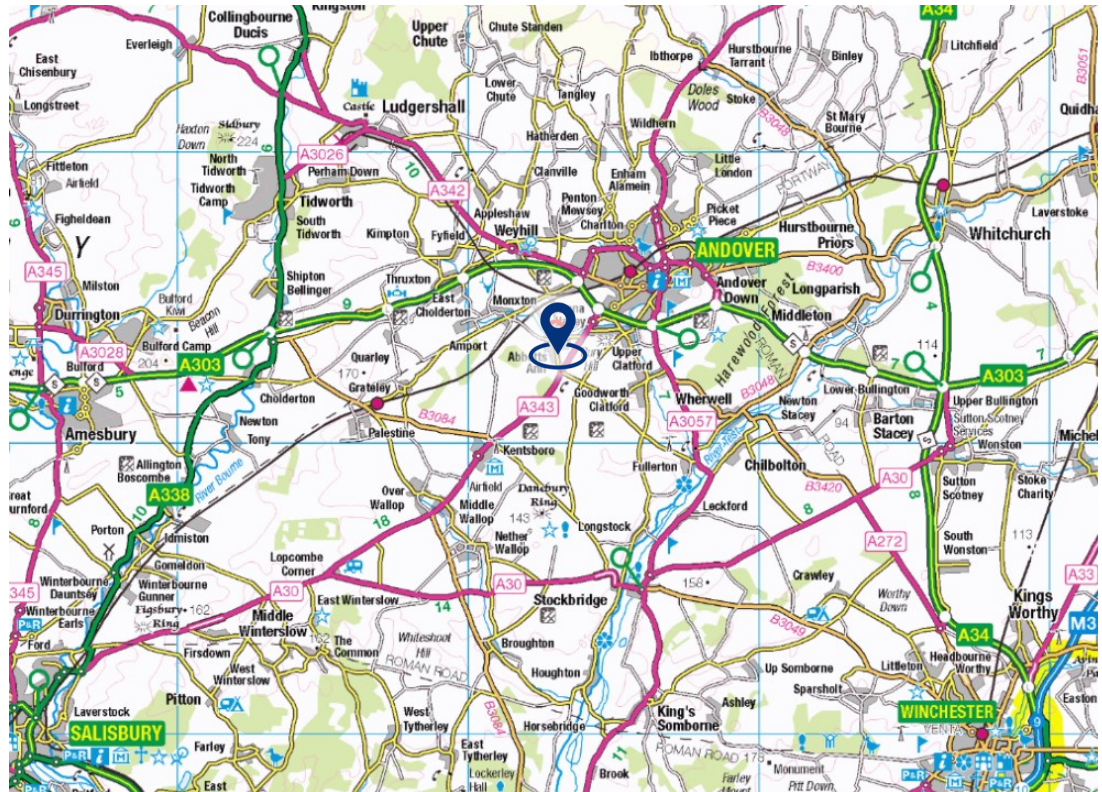
Greenacres is situated in the very popular Test Valley village of Abbots Ann. From the property, there is an easy walk through the adjoining playing field to the centre of the village where there is an excellent range of local amenities including a village hall, church, and an award winning village shop, proudly run and owned by the community which sells fresh local produce including artisan breads and local craft beers. There are two popular public houses, namely The Poplar Farm Inn and The Eagle which has a particularly impressive selection of real ales. A more comprehensive range of shopping, educational and leisure facilities, can be found in the town of Andover three miles away. Easily accessible too are the historic and thriving Cathedral cities of Salisbury and Winchester.

The village has a good primary school and there is a wide range of secondary schools in Andover, Salisbury and Winchester. The area offers many highly respectable independent schools, including Farleigh, Pilgrims and Godolphin.

The property benefits from good access to road networks, with the A34 providing access to the midlands and the north, the A303 to the west, and the M3 to London. There is also a mainline railway station in Andover offering direct trains to London Waterloo in just over an hour and westwards to Salisbury and Exeter.

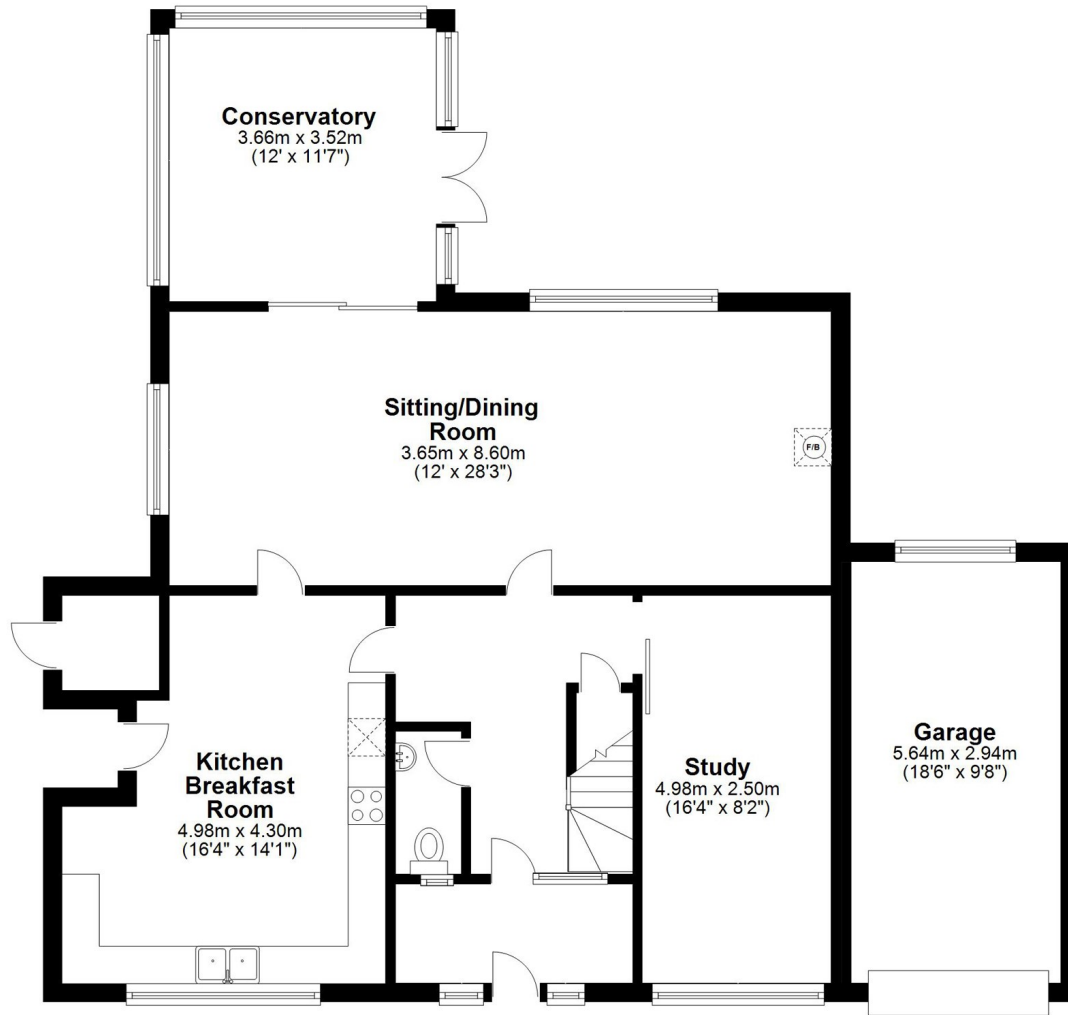


**Note:** The area shaded green is for sale. This is for identification purposes only.

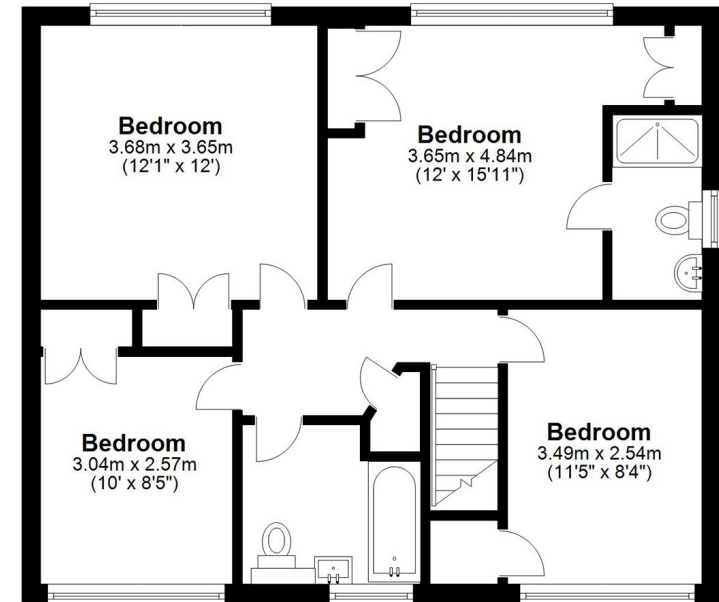




Ground Floor



First Floor



Total area: approx. 177.4 sq. metres (1909.2 sq. feet)

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Plan for illustration only. Windows 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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The Old Police House, High Street, Stockbridge, Hampshire, SO20 6HE  
01264 810 400 stockbridgeresidential@myddeltonmajor.co.uk  
www.myddeltonmajor.co.uk

**Myddelton & Major**