

Greenacres
14 Manor Close
Abbotts Ann





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

Greenacres, 14 Manor Close,
Abbots Ann, Andover SP11



- Kitchen/Breakfast Room
- Sitting/Dining Room
- Conservatory
- Study
- Principle Bedroom en-suite
- 3 Further Bedrooms
- Large Garden
- Off Road Parking
- Garage, Shed and Greenhouse
- Walk to Shop, Pub, School & Village Hall

Guide Price: £650,000

The Property

Greenacres is a four bedroom detached property built in the 60s by the well renowned builder King and Sons in the extremely sought after village of Abbots Ann. The property is of brick construction under a tiled roof with later additions to the front and the addition of the conservatory to the south facing rear elevation.

The property is lovely and 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, with a large window to the front and external door to the side of the house where the external boiler room is found. The generous sitting/dining room benefits from a log burner and picture window with views out onto the mature garden. Sliding double glazed patio doors lead into the conservatory, which has been modified, so that it now benefits from a plastered ceiling as opposed to the glass original.

On the first floor there are four good sized bedrooms, all with built-in wardrobes and with the principle bedroom having an ensuite. There is also the family bathroom. A large loft hatch gives access via a fold-down ladder to a large loft, which is boarded and lit.

Services

All mains services are available. Ofcom suggests broadband download speeds of up to 1800 Mbps.

Tenure

Freehold

EPC Rating

D (63)

Outgoings

Council Tax Band: E

Size

1909 sqft (total)





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 shed and large greenhouse.

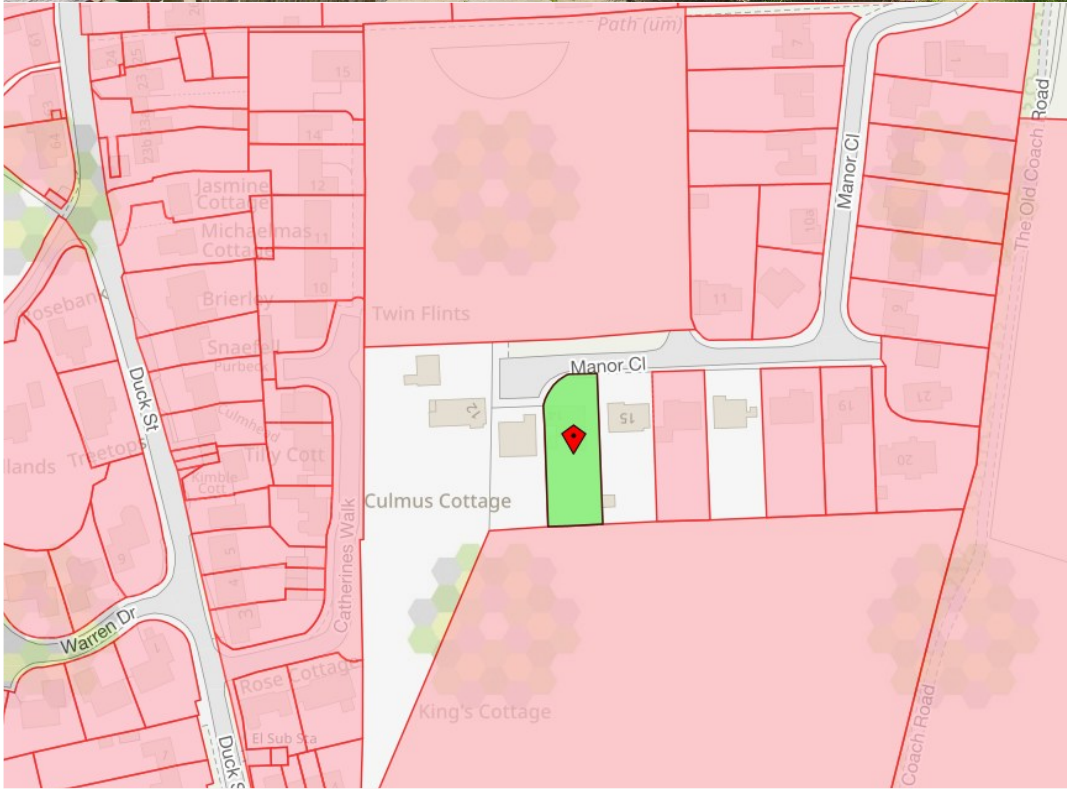
Location

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.

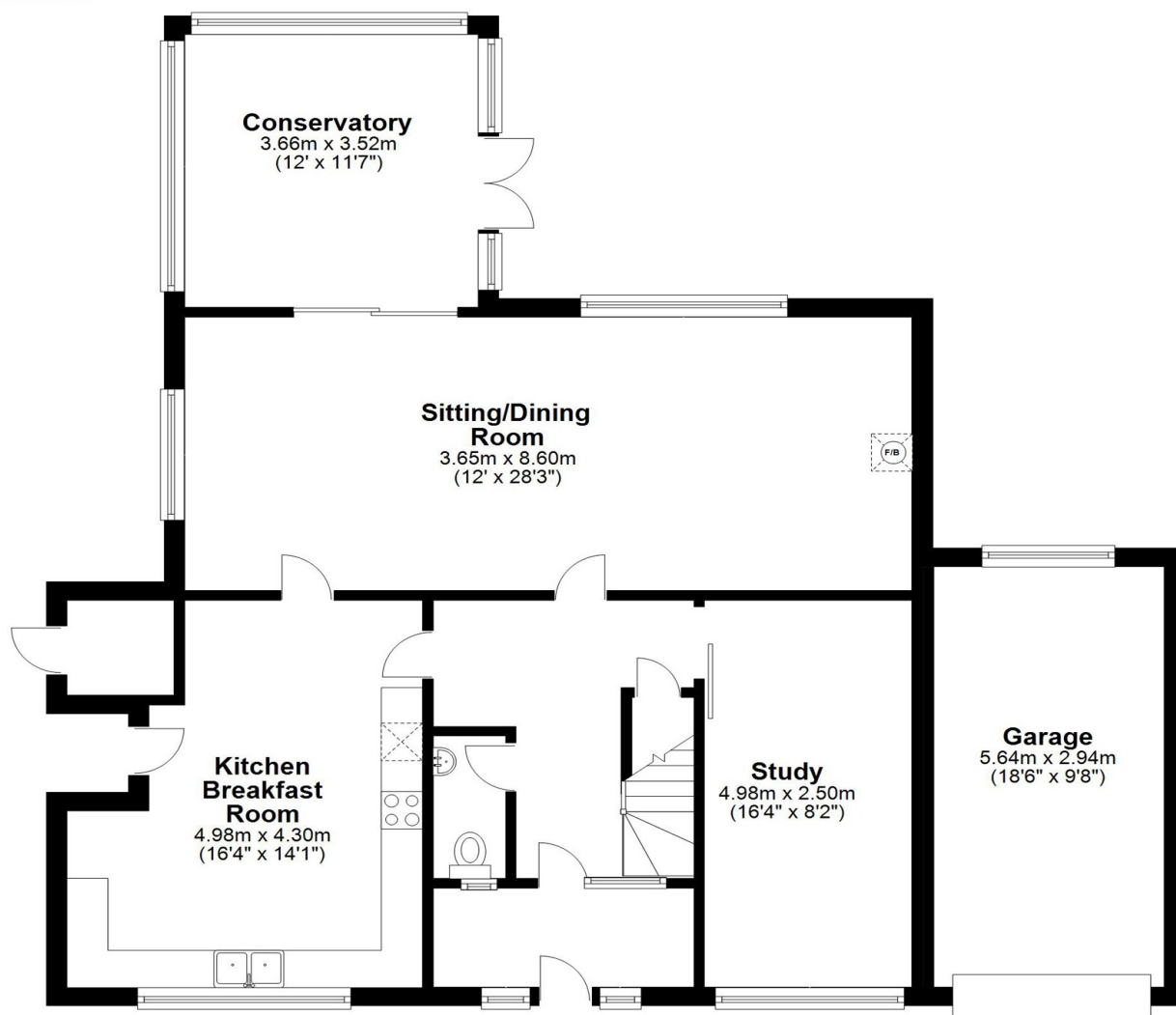
The village has a good primary school and there is a wide range of secondary schools in Andover, Salisbury and Winchester. The area offers many highly respectable independent schools, including Farleigh, Pilgrims and Godolphin.

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.

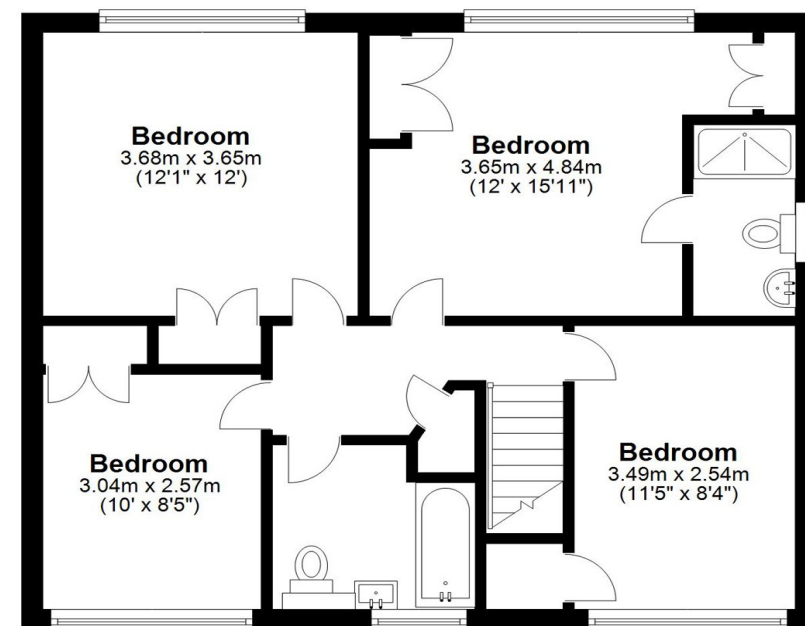




Ground Floor



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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