



Afon, Kimpton

Guide Price **£535,000**

Myddelton & Major





Afon, Cow Lane, Kimpton, Andover, Hampshire, SP11 8NY

- Kitchen/Dining Room
- Double Aspect Sitting Room
- Galleried Landing
- Study/ Bedroom 3
- Cloakroom
- Two double bedrooms
- New Bathroom
- Bath and Shower
- Garden Shed
- South Facing Garden

Afon is an attractive detached village cottage offering modern interiors and a countryside location. With spacious accommodation throughout and an attractively landscaped garden, the property has many appealing features. Built just over ten years ago from brick elevations with a rendered finish and a slate tiled roof, the property is approached off the village road and onto a Cotswold stone driveway providing adequate parking for three vehicles.

The condition inside and out is immaculate and this beautifully presented cottage benefits from natural light and modern fixtures and fittings throughout. There is engineered oak flooring on the ground floor and a stylish kitchen with wooden worktops and Bosch integrated appliances. French doors provide views and access onto the terrace and garden. The sitting room enjoys the focal point of the wood burner which is most enjoyed during the winter months. The ground floor bedroom offers flexibility as this could be used as an office.

An oak staircase leads to the galleried landing providing access to two spacious double bedrooms and a recently re-fitted bathroom. The double bedrooms have the benefit of fully fitted wardrobes.

A modern, attractive & well presented detached cottage situated in the heart of the delightful village of Kimpton.

Tenure: Freehold

Size: 1,070.9 ft²

EPC Rating: C (74)

Council Tax Band: D



3



1



1



2+

Services - Mains Water, Drainage and Electricity. Oil Fired Central Heating. Ofcom suggests broadband download speeds of up to 42 Mbps and that most major mobile networks will likely have connectivity in the area.

Stockbridge 12.7 Miles • Andover 5.4 Miles • Winchester 23 Miles • Salisbury 16 Miles

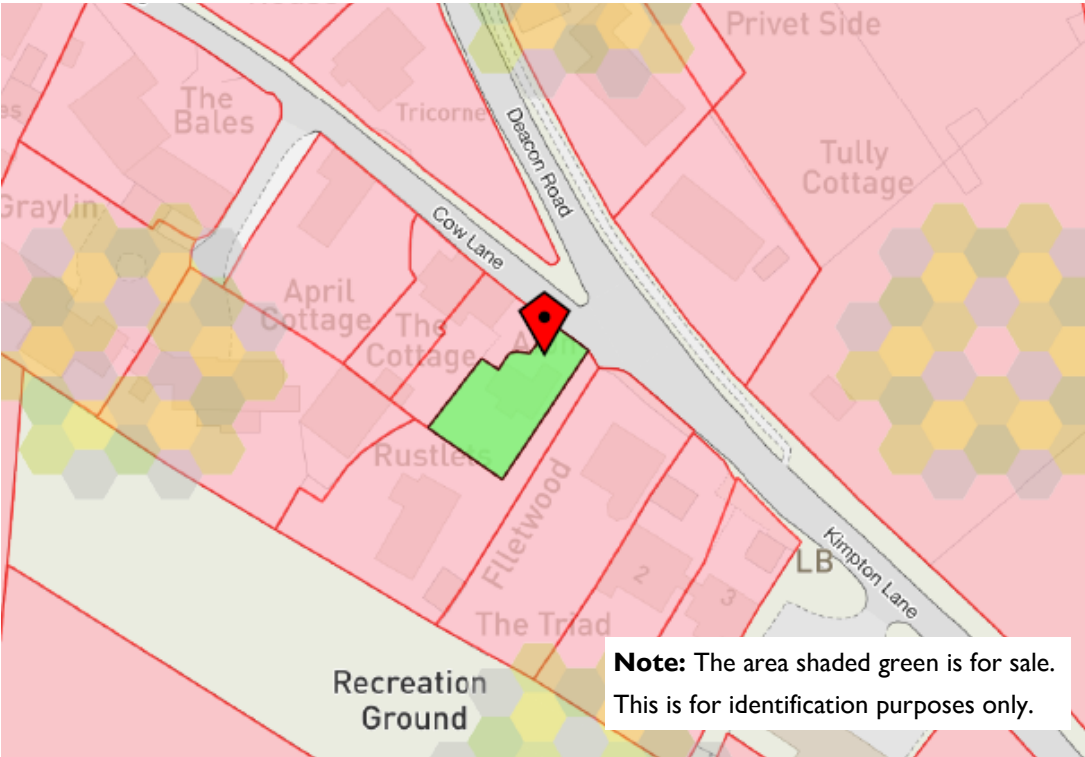




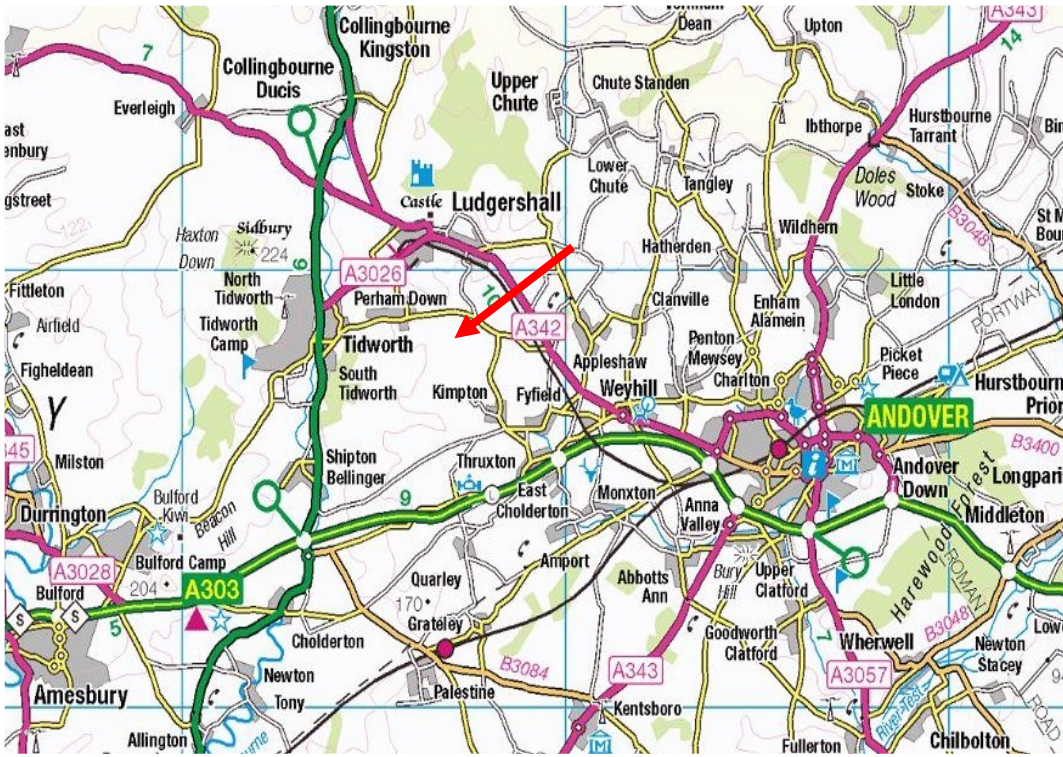
Outside - The well built garden shed has power & lighting. The pergola is situated under the neighbouring willow tree providing a relaxing spot and shade during the summer months. The south facing garden is mainly laid to lawn and surrounded by mature borders including buddleia, fruit trees and hardy perennials. The garden has further access to the sides of the cottage as well as a fully covered and watertight log store and vegetable garden.

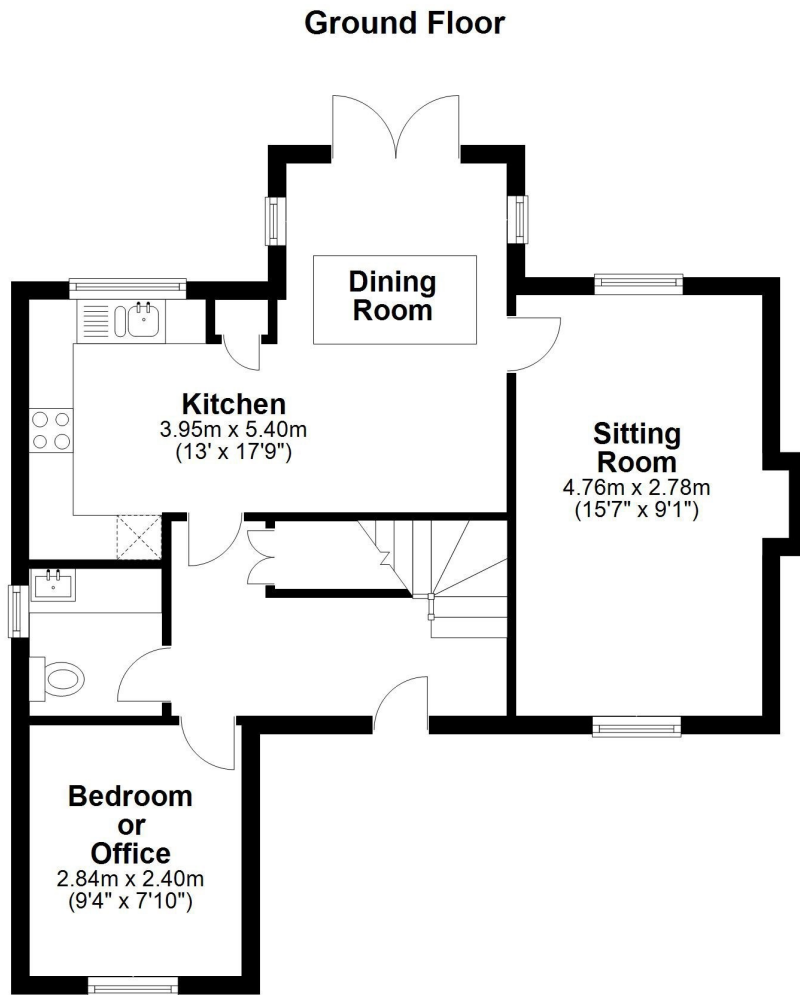
Location - Kimpton lies 5.4 miles west of Andover where there is The Welcome Stranger pub, a Pre School, Primary School and Listed Church. The nearby town of Andover includes a more comprehensive range of facilities. There are strong transport links to the A303, A34 & M3 as well as Grateley train station which is within 10 minutes drive from the cottage and reaches London Waterloo in 1 hr 20 minutes.

Directions - From Andover drive on the A303. Take the Thrupton exit and turn left at the T Junction. Drive through Thrupton village. Pass the school on your right, at the T junction, turn left. Follow the road through Kimpton towards Perham down. There is a junction and a left turning signposted Cow Lane. The property is situated on the left before you drive down Cow Lane.

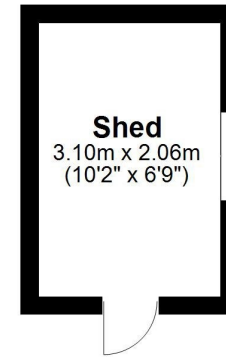


Note: The area shaded green is for sale. This is for identification purposes only.

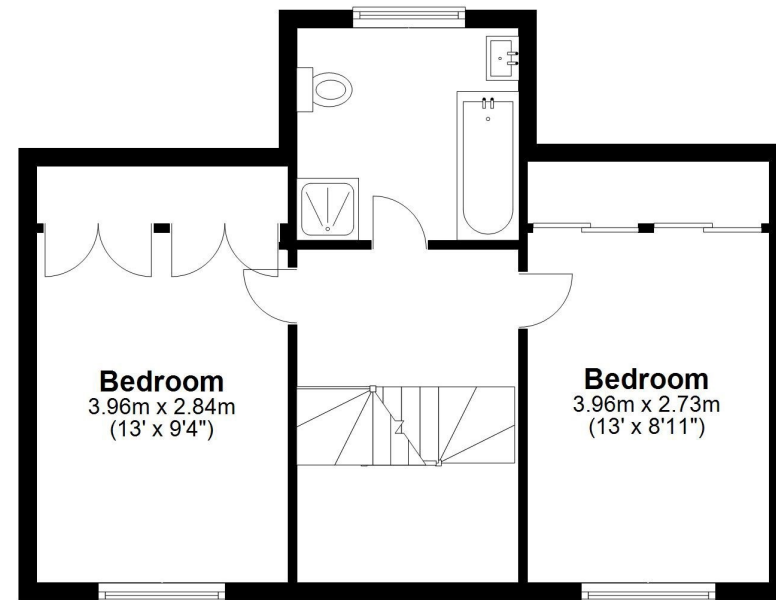




Outbuilding



First Floor



Total area: approx. 99.5 sq. metres (1070.9 sq. feet)

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