

Afon
Kimpton





The Property

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.

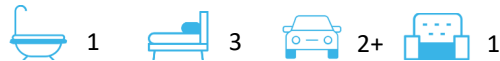
The condition inside and out is immaculate and this beautifully presented cottage benefits from natural light and modern fixtures and fittings throughout. There is engineered oak flooring on the ground floor and a stylish kitchen with wooden worktops and Bosch integrated appliances. French doors provide 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.

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

Guide Price:
£500,000



- Kitchen/Dining Room
- Double Aspect Sitting Room
- Galleried Landing
- Study/Bedroom 3
- Cloakroom

- Two Double Bedrooms
- New Bathroom
- Bath & Shower
- Garden Shed
- South Facing Garden

Services - Mains, water, drainage and electricity. Oil-fired central heating. Ofcom suggest broadband download speeds of up to 42Mbps and that most major mobile networks will likely have connectivity in the area.

Tenure

Freehold

EPC Rating

C (74)

Outgoings

Council Tax Band: D

Size

1070.9sqft (total)





Outside

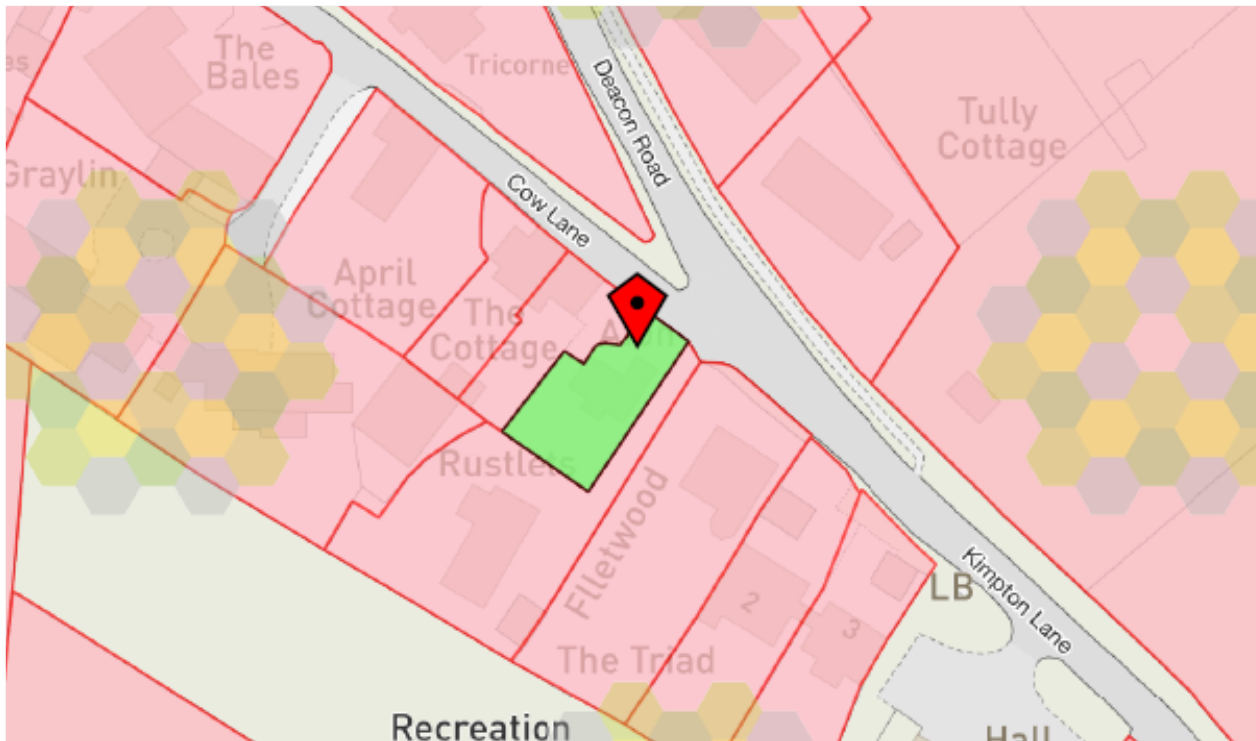
The well built garden shed has power & lighting. The pergola is situated under the neighbouring willow tree providing a relaxing spot and shade during the summer months. The south facing garden is mainly laid to lawn and surrounded by mature borders including, buddleia, fruit trees and hardy perennials.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

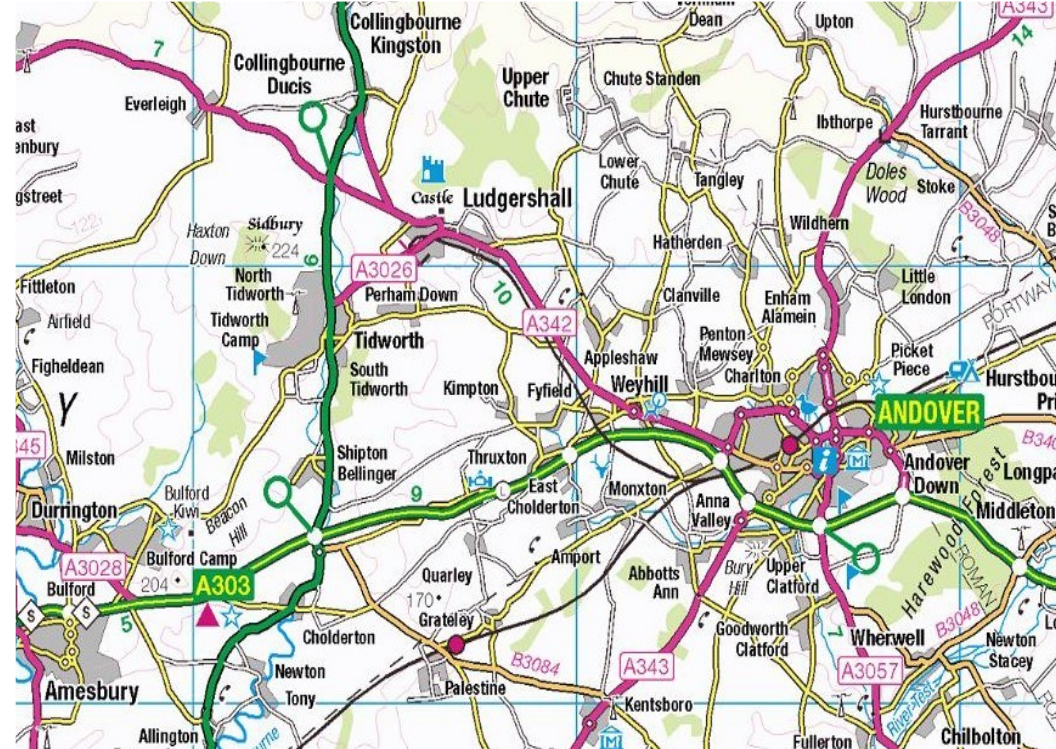
Location

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

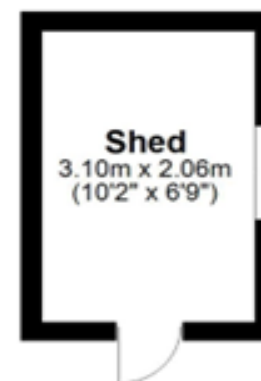
From Andover drive on the A303. Take the Thruxton exit and turn left at the T Junction. Drive through Thruxton village. Pass the school on your right, at the T junction, turn left. Follow the road through Kimpton towards Perham down. There is a junction and a left turning signposted Cow Lane. The property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



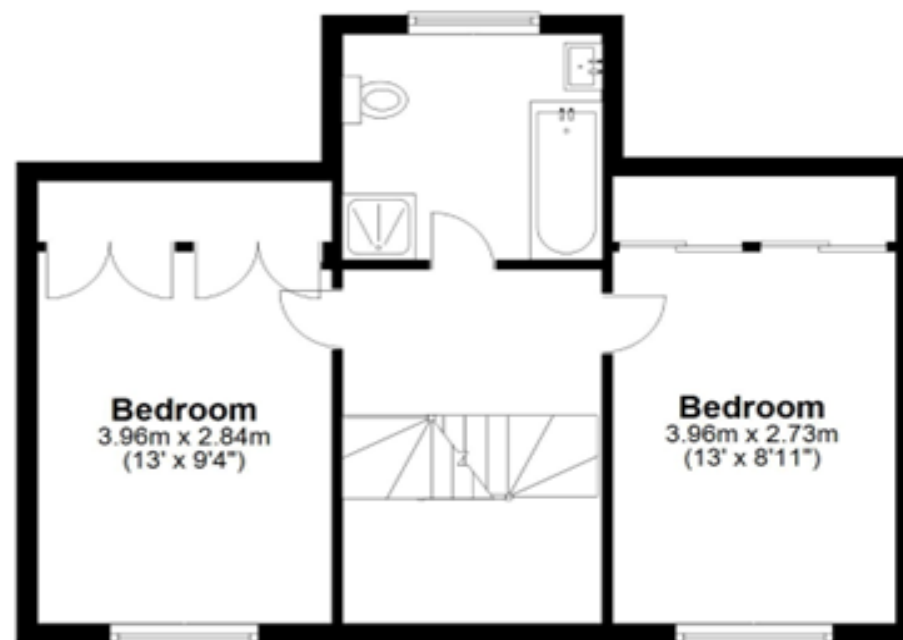




Outbuilding



First Floor



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

Disclaimer Notice

Myddelton & Major LLP and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



Call: 01264 810400
Email: stockbridgeresidential@myddeltonmajor.co.uk
Click: myddeltonmajor.co.uk
Visit: The Old Police House, High Street, Stockbridge, SO20 6HE

