





3 The Old Bakery, Abbots Ann, Andover, Hampshire, SP11 7BB

- No Onward Chain
- Stunning Cottage
- Recently Renovated
- Kitchen/Breakfast Room
- Thatched in 2021
- Village Shop & Pub
- Large Sitting Room
- Bespoke Carpentry
- Garage with Loft
- Storage
- Mature Garden
- Parking

The Property

The Old Bakery is a Grade II listed end of terrace cottage, one of only three. The property is utterly charming, stylishly updated and immaculately presented. The property is part-thatched with a slate covered extension at the rear. The property opens to a dining/study area which leads through to a brand new kitchen/breakfast room. With an extensive range of wall and base units including pan drawers, kidney cupboard and bin storage as well as integrated appliances including a double oven/microwave, this light and bright kitchen has ample space for a dining table and benefits from a roof lantern. There is access to the terrace and garden from the kitchen also. Off the kitchen is the larger than average sitting room with views over the garden. Leading from the kitchen is a door to a large double bedroom with bespoke wardrobes, a brand new bathroom and small laundry/utility room. On the first floor are two further double bedrooms both with bespoke storage and a shower room.

Outside

The garden to the rear has been lovingly landscaped to provide both interest, privacy and colour, a gardeners delight! There are a good range of well established trees and shrubs, pretty borders and an area of lawn. Facing west, it is sunny all afternoon till sunset. There is a handy potting shed for storage and a good sized terrace from the kitchen provides a wonderful place for al-fresco dining. A path leads down the garden to the garage, through a cast iron gate. The garage, which is large enough to park a car in, has an up and over electric door and stairs to a first floor storage area. Parking for at least one car is generally available at the front of the property.

A charming three bedroom cottage stylishly renovated and immaculately presented located within the highly sought after village of Abbots Ann.

Tenure: Freehold

Size: 1,414 ft²

EPC Rating: Grade II listed

Council Tax Band: E



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Services - Mains water, electricity, drainage. Gas central heating. Ofcom suggests broadband speeds of up to 1800 Mbps and that most major mobile networks (other than Three) will likely have connectivity in the area

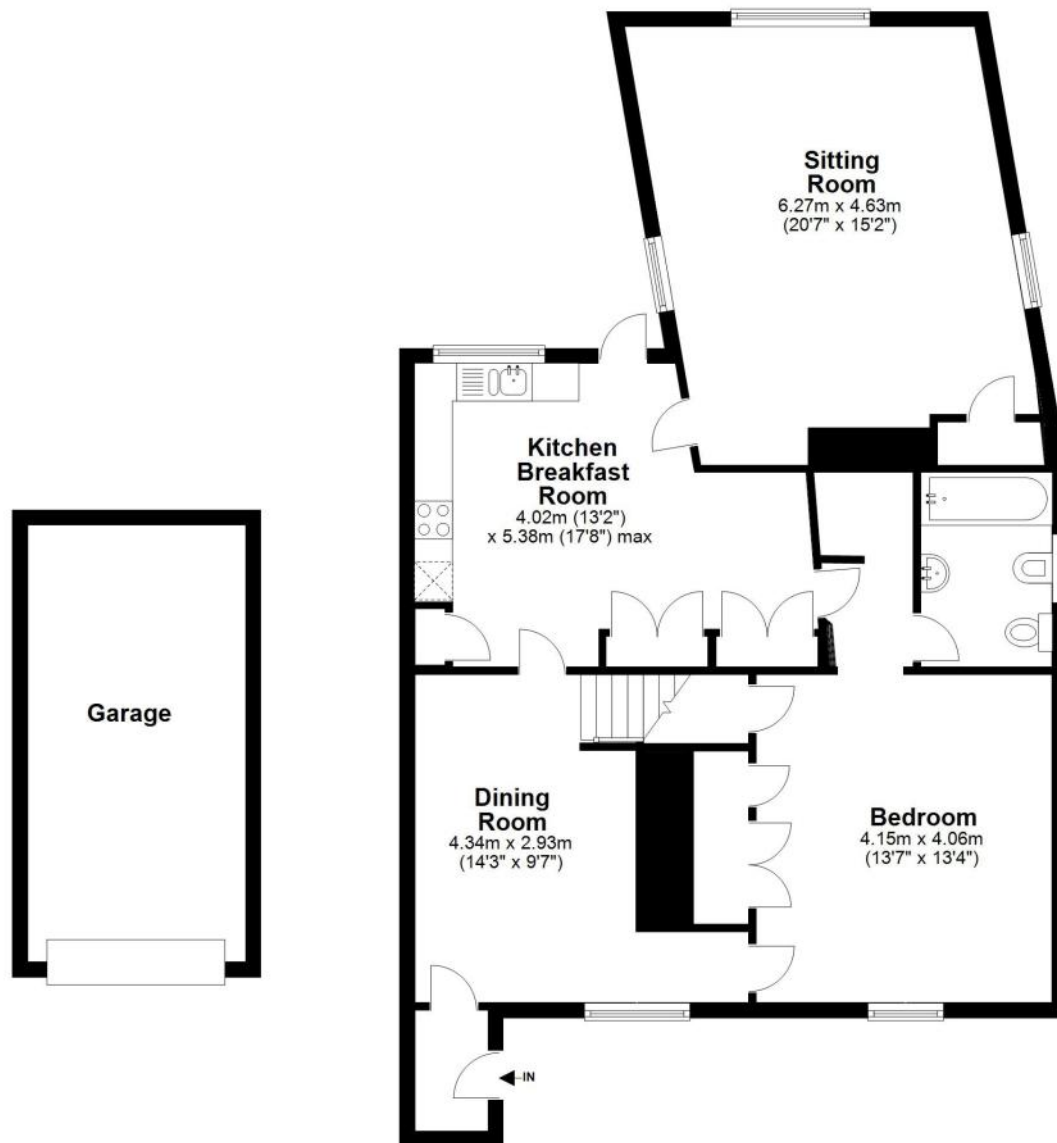
Andover 3 Miles • Stockbridge 7 Miles • Salisbury 16 Miles • Winchester 19 Miles



Floorplan - 3 The Old Bakery

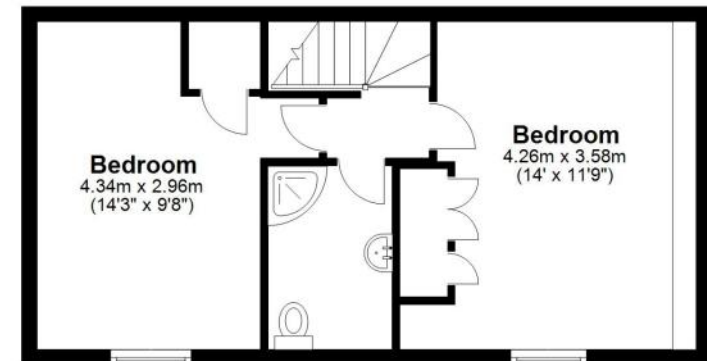
Ground Floor

Approx. 93.3 sq. metres (1004.5 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



Total area: approx. 131.4 sq. metres (1414.8 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

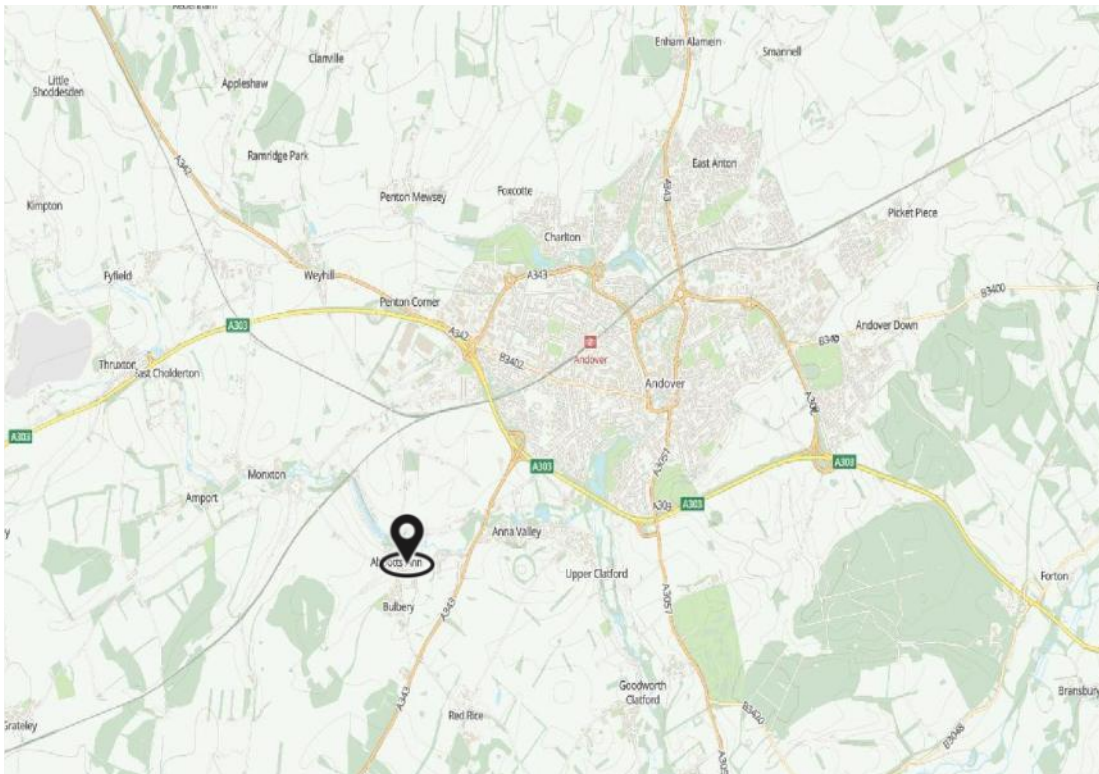
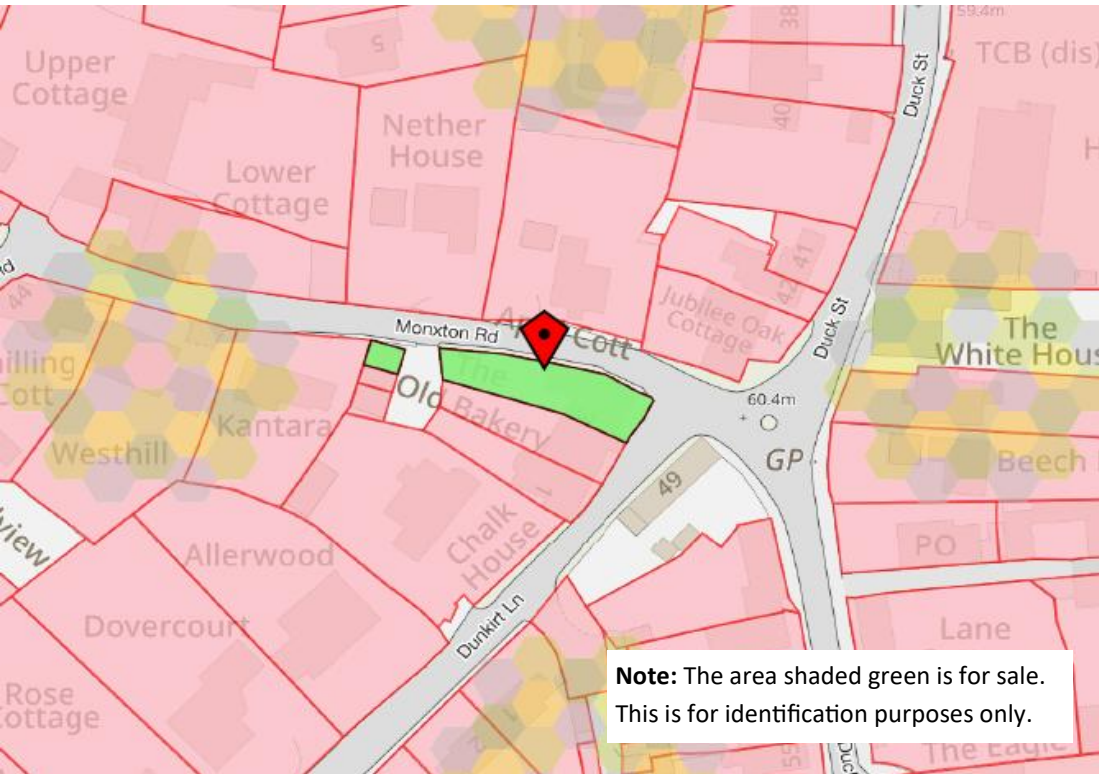




Location

3 The Old Bakery is situated within the Conservation Area of the popular and vibrant Test Valley village of Abbots Ann. The property is a short walk from the excellent village shop/post office, and likewise to The Eagle Inn, village hall and church. A short drive away, Stockbridge offers a range of amenities including boutiques shops, and a range of very good cafes and pubs.

There is easy access to Andover and all its facilities as well as trains direct to London Waterloo in 70 minutes and Westbound. The Cathedral Cities of Winchester and Salisbury are within a 30 minute drive, both offering extensive amenities, leisure activities and restaurants. The property is well-served by road links via the A303 and A34 providing access to the South West and Midlands respectively. Abbots Ann has a good primary school and there are many options for secondary schools in Andover, Salisbury and Winchester with the highly reputable Farleigh only 1 mile away.





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