



Meadowcroft  
Middleway | Andover Down | Andover | Hampshire | SP11 6LS



# MEADOWCROFT



*Set within approximately 0.6 acres, this spacious and well-maintained home has been thoughtfully updated and extended over the past two decades to suit changing family needs.*







# ACCOMMODATION

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Originally a well-balanced family home, it was further enhanced in 2015 with the addition of a carefully designed annexe, providing independent living space for nearly ten years. With double-aspect doors opening to the garden, this versatile area can be seamlessly reintegrated into the main house. The property is positioned on a quiet, safe road, making it an ideal choice for families while benefiting from easy access to Andover's amenities.

The main living space is arranged to provide both practicality and comfort. A spacious sitting room, centred around an inglenook fireplace with a wood burner, offers a cosy atmosphere during the colder months. The well-equipped kitchen and breakfast area flow into a centrally positioned dining room, enhancing the layout for both everyday living and entertaining. A study connects to a beautifully designed sunroom, featuring oak beams and a tiled roof. Originally a conservatory, this space was upgraded in 2019 to create a more functional year-round living area.

Upstairs, the main bedroom serves as a peaceful retreat with en-suite facilities, while four additional bedrooms, all benefiting from built-in storage, share a well-appointed family bathroom. Further improvements throughout the home include a modernised boot room, updated bathrooms, and a utility room linking the two kitchen areas, providing additional practicality.























# SELLER INSIGHT

“Over the two decades we’ve called Meadowcroft home, we’ve extensively updated and extended the property to suit our evolving needs. From the start, it was an ideal family home, offering a spacious house, a generous garden, and the safety of a quiet neighbourhood - perfect for raising our children. In 2015, we added a thoughtfully designed annexe that provided independent living space for our parents for nearly ten years. This versatile addition, with double-aspect doors opening to the garden, can be seamlessly reintegrated into the main house, offering opportunities for a summer room, gym, or games area.

The property’s layout is one of its standout features, particularly the main living room with its striking inglenook fireplace and cosy wood burner, which becomes the heart of the home during winter. The sunroom, with its oak beams and tiled roof, adds to the charm, while the generously sized main bedroom offers a peaceful retreat. Over the years, we’ve made significant improvements, including a boot room, conservatory, and updated bathrooms. In 2019, we transformed the conservatory into the current sunroom, enhancing its usability year-round.

Meadowcroft has always supported our lifestyle, offering easy access to walks, with Harewood Forest just 200 meters away, and proximity to excellent village pubs known for their food. Its location strikes the perfect balance - far enough from Andover town for tranquillity yet close enough to enjoy its shops and amenities. The railway station, just 10 minutes away, provides links to nearby towns and London Waterloo in just over an hour. The A303 is conveniently close for travel but far enough to avoid any road noise.

The outdoor spaces here are another highlight. The large garden, surrounded by mature trees, perennial borders, and a rose garden, is perfect for families or keen gardeners. A patio encircles the property, while features like a summer hut, a greenhouse, and a double seat add to its charm. This space has hosted countless family gatherings, from Christmas celebrations to birthday parties. Though we’ve never hosted a marquee event ourselves, the garden is well-suited for weddings or other grand occasions, with parking for up to 12 cars.

Community spirit is strong on our quiet road of eight to ten homes, where neighbours have lived for over a decade, fostering a stable and friendly environment. The surrounding area offers excellent schools, including private options, and a range of recreational activities from football and tennis to motor racing at Thruxton Circuit, just seven miles away. Larger shopping centres in Basingstoke and Southampton are within easy reach for more extensive retail needs.

Looking ahead, Meadowcroft has ample potential for future owners to personalise further. With its spacious layout and generous plot, there’s room for new additions like an oak-framed garage or even an indoor swimming pool. This home is ready to adapt to new visions while continuing to offer the warmth and versatility it has provided for our family.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



































## Outside

The outdoor space is a key feature of the property, with a well-established garden surrounded by mature trees, perennial borders, and a rose garden. A patio wraps around the house, offering multiple seating areas, while a summer hut and greenhouse add to the garden's appeal. With parking for up to 12 cars and a double garage, the property is well-suited for hosting gatherings and larger events.





### Location

Located just 200 metres from Harewood Forest, the home enjoys access to scenic walks and well-regarded village pubs. Andover railway station is only 10 minutes away, providing direct connections to London Waterloo in just over an hour, while the nearby A303 ensures convenient road links without disturbance from traffic noise. The area is also well-served by excellent schools, including Farleigh, Rockwood, The Pilgrim's School, Winchester College, St Swithun's, and Peter Symonds College.







### Services, Utilities & Property Information

Utilities – Mains gas, electricity, and water. Septic tank. There are maintenance costs associated with the septic tank – please speak with the agent for further information.

Tenure - Freehold

Property Type – Detached house

Construction Type – Standard – brick & tile

Council Tax – Test Valley Borough Council

Council Tax Band G

Parking – Off-road parking for up to 12 cars and a double garage

Mobile phone coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Ultrafast FTTP Broadband connection available- we advise you to check with your provider.

Special Notes – There is a covenant on the property – please speak with the agent for further information.

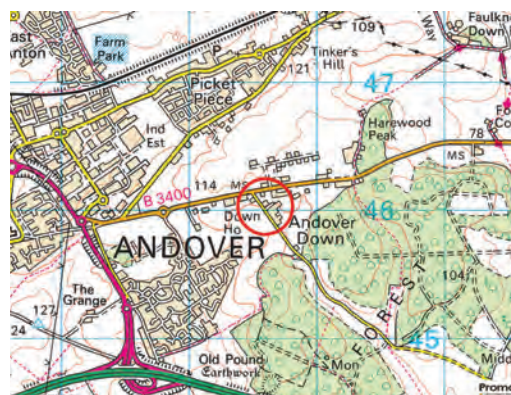
There are trees on the property with a Tree Preservation Order.

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01962 600691.

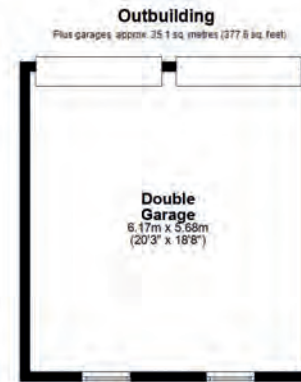
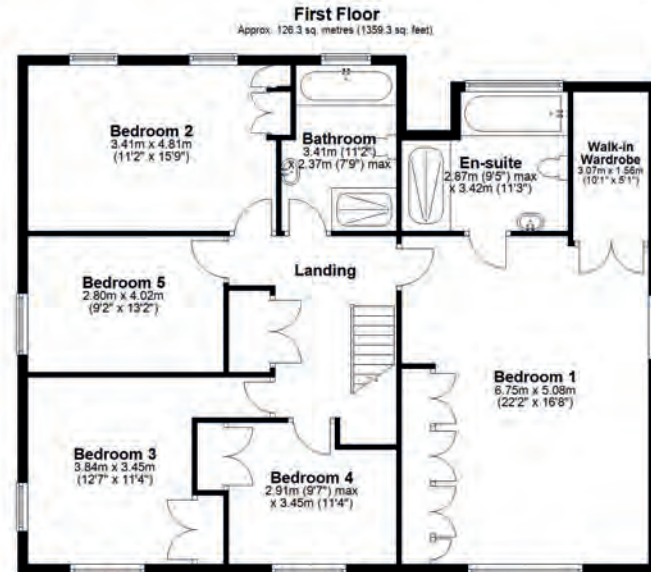
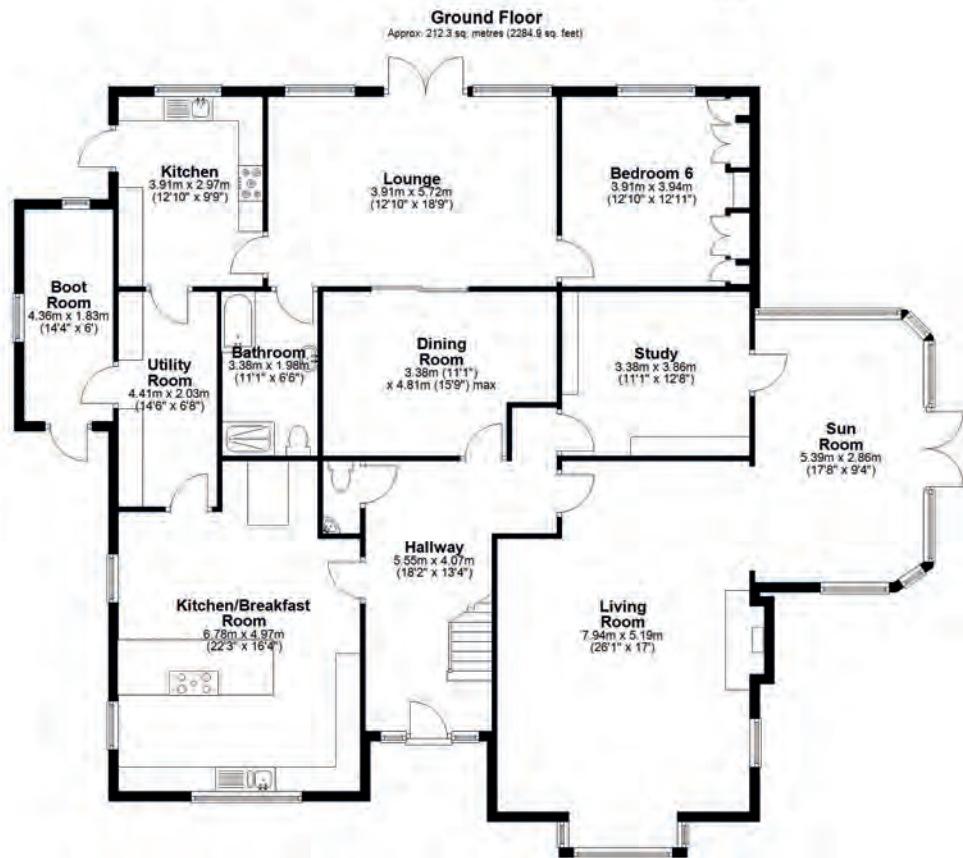
### Website

For more information visit <https://www.fineandcountry.co.uk/winchester-andover-and-petersfield-estate-agents>





## Approximate Gross Internal Area 3644.4 sq ft - 338.6 sq m



Main area: Approx. 338.6 sq. metres (3644.3 sq. feet)  
Plus garages approx: 35.1 sq. metres (377.6 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 27.02.2025









# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



**JACK REES**  
MANAGING PARTNER

Fine & Country Southampton & Winchester  
07715 848 162  
[jack.rees@fineandcountry.com](mailto:jack.rees@fineandcountry.com)

Prior to starting my long-established career in the property industry, I worked within the banking sector up until 2008, where the values of commitment, collaboration and entrepreneurial spirit were instilled and carried over to my current role. Throughout my 13 years' experience, I have been trusted to sell some of the finest homes on the South Coast and have built a solid foundation of satisfied clients using my specialised skills in the latest digital marketing techniques to expertly maximise exposure for my clients' properties. My occupational pride is abundantly evident, as is my seasoned knowledge of what makes each distinct village, town and city so special.

Originally from Somerset, I moved to Hampshire in 2006 where I now live in Sarisbury Green with my wife and two children.

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



Fine & Country Winchester, Andover & Petersfield  
1 Winnall Valley Road, Winchester, Hampshire SO23 0LD  
01962 600691 | [winchester@fineandcountry.com](mailto:winchester@fineandcountry.com)

