



COPPER
BEECHES

Copper Beeches, Amport

 Knight
Frank

Copper Beeches, Amport

A detached family home located in the village of Amport with picturesque countryside views.

The property is set back from the village street and approached via a gated driveway with plenty of parking. Copper Beeches is constructed of brick and flint and has a detached double garage. Upon entering the property, you are welcomed into a spacious and bright entrance hall leading to a large sitting room with double doors giving views and access to the garden. Additionally, a large open-planned family room/dining room flows into a modern kitchen featuring a centre island, creating an ideal family or entertaining space. A door to a utility room with access to the garden and shed with electricity is currently used as a home gym. The rest of the ground floor comprises a study and cloakroom.

The staircase leads up to the property's first floor, which includes the principal bedroom with skylight windows, a walk-in wardrobe and an en suite shower room. A double bedroom with garden and countryside views and an en suite bathroom. A further three good-sized bedrooms and a modern family bathroom. Stairs lead to an additional bedroom on the second floor, which could be alternatively used.

Broadband: FTTP - allows for ultrafast broadband

Guide price: £1,100,000



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The property is situated in the picturesque village of Ampport, with its large informal green, a popular primary school, a country pub and a Church. The village lies in the valley of the Pillhill Brook, a chalk stream famous for its trout fishing. Ampport is one of a series of charming villages to the south of Andover and has the benefit of a village shop in the neighbouring village of Abbots Ann. The market town of Stockbridge 8 miles has a variety of boutique shops, restaurants, pubs, doctor's surgery and a local butcher. Andover from 4 miles and Winchester from 20 miles has more comprehensive facilities including direct trains to London Waterloo from 58 minutes. There are additional local schools including Farleigh School, Pilgrims, Winchester College, Marlborough College and Winston Academy. (Times and distance are approximate).





To the rear of the property, there is a paved terrace that provides a dining area, which is perfect for outside entertainment. The garden has been designed and planted into tiered sections with stairs leading to the upper garden. The gardens back on to and give views of the countryside beyond. The property has a private, gated driveway with plenty of parking and a detached double garage with a large dry storage area to the roof space above.

Local authority: Test Valley Borough Council

Council tax band: G

Tenure: Freehold

Postcode: SP11 8AQ



Copper Beeches

Approximate Gross Internal Area

Main House = 2654 Sq Ft / 246.59 Sq M

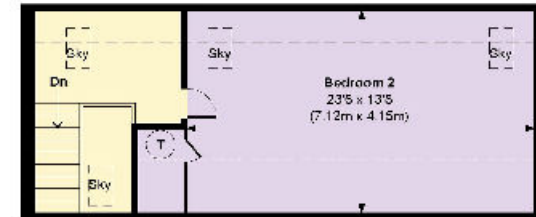
Garage = 347 Sq Ft / 32.20 Sq M

Total = 3001 Sq Ft / 278.79 Sq M

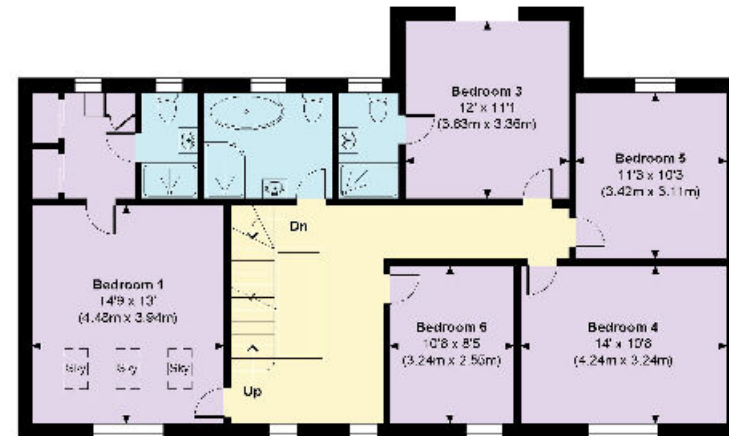
Outbuildings are not shown in correct orientation or location.

Includes areas with Redlined room height.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



SECOND FLOOR



FIRST FLOOR

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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