






PILLHILL LODGE, MONXTON  
Hampshire, SP11





## WELL-PROPORTIONED DETACHED FAMILY HOME

This light and spacious home sits in the pretty village of Monxton, close to Amport and within 4 miles of both Andover and Grateley stations.

			EPC
4	2	3	E

Local Authority: Test Valley Borough Council

Council Tax band: G

Tenure: Freehold

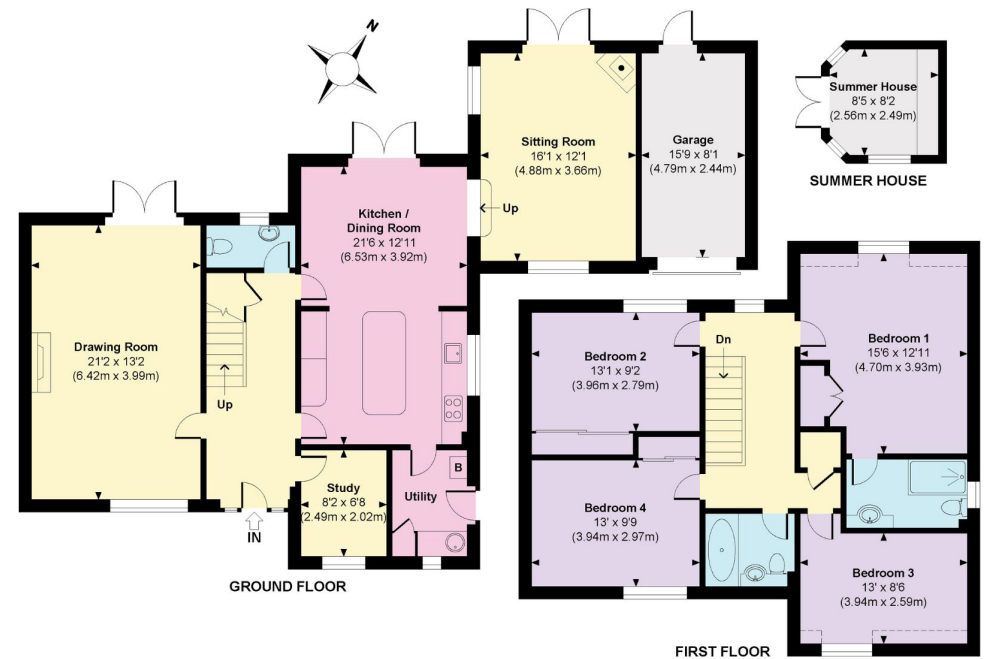
**Guide price: £1,050,000**



A welcoming entrance hall leads to both the drawing room and spacious kitchen/dining room with a central island. Part of the double garage has been converted to create an additional and connected sitting room which flows through from the kitchen. These main ground floor rooms have double doors to the terrace and garden. The remainder of this floor is made up of a study, utility room, and cloakroom. The first floor has a main bedroom with a newly refurbished en suite bathroom. There are a further three double bedrooms and a family bathroom. The property has a private driveway and single garage. The majority of the garden lies to the rear, which is mainly laid to lawn with a large patio area and a newly built summer house to enjoy the views. The chalk stream Pillhill Brook runs alongside the rear of the garden creating exceptional views.

Services: mains water, drainage and electricity. LPG gas.  
Other information: The upkeep of the cul de sac is the shared responsibility between those properties that share the access.





(Including Garage and Summer House)  
Approximate Gross Internal Area = 2071sq m / 192.43 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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