



# Abbotts Hill

## Abbotts Ann Village

Ashwells are pleased to offer this executive detached family home in a cul de sac location in the picturesque village of Abbotts Ann which is approximately two miles south west of Andover. The village boasts a village school, post office, village hall and a local pub and is a short drive to Andover station with links to London Waterloo and the Southwest. This property is brought to the market with no onward chain.

GENEROUS PLOT  
VILLAGE LOCATION  
NO ONWARD CHAIN  
FOUR GOOD SIZE BEDROOMS  
FIVE RECEPTION ROOMS  
SOUTHERLY ASPECT  
WORKSHOP  
LIVING ROOM  
DINING ROOM  
STUDY



### ENTRANCE

Enter via the large covered porch area into the spacious entrance hall which benefits from window to front aspect, large storage cupboard and stairs to first floor.

### CLOAKROOM

Obscure glass window to front aspect, washbasin set into vanity unit with storage, radiator and low level w.c.

### SITTING ROOM

Window to front aspect, patio doors to rear garden with views over the delightful garden and feature gas fireplace with marble hearth. 7.41m x 3.98m

### STUDY

Window to rear aspect, range of bespoke shelving options, radiator and power points. 3.62m x 3.27m

### DINING ROOM

Window to front aspect, radiator and French doors to kitchen. 3.69m x 3.26m

### KITCHEN

Window to rear aspect, range of eye and base level units with worktop over, double sink with mixer tap, electric hob with extractor fan over, integrated double oven and space for appliances. 3.62m x 4.47m

### UTILITY ROOM

Window to front aspect, door to side aspect, shower cubicle, space and plumbing for appliances and wall mounted boiler. 1.69m x 2.96m

### SNUG

A cosy informal sitting room with doors to the conservatory.

### CONSERVATORY

Part brick built conservatory with tiled flooring, access to the garage and glorious views of the rear garden. 2.8m x 3.36m

### FIRST FLOOR

Spacious galleried landing with doors to all principal rooms and loft which has flooring and could be used as a games room or further potential extension.

### MASTER SUITE

Spacious room with a range of fitted wardrobes and window to rear aspect. There is a further dressing area with a built in vanity unit and window to rear aspect. 4.39m x 3.96m

### EN SUITE BATHROOM

Panelled bath with tiled surround, enclosed shower cubicle, obscure glass window to rear, hand wash basin set into vanity unit and low level w.c.

### SECOND BEDROOM

Window to rear aspect, built in double wardrobe, radiator and power points. 3.89m x 3.29m

### THIRD BEDROOM

Window to front aspect, built in wardrobe, radiator and power points. 3.37m x 3.28m

### FOURTH BEDROOM

Window to front aspect, radiator and power points. 2.92m x 3.96m

### FAMILY BATHROOM

Obscure glass window to front aspect, panelled bath, hand washbasin, heated towel rail, hand wash basin and low level w.c.

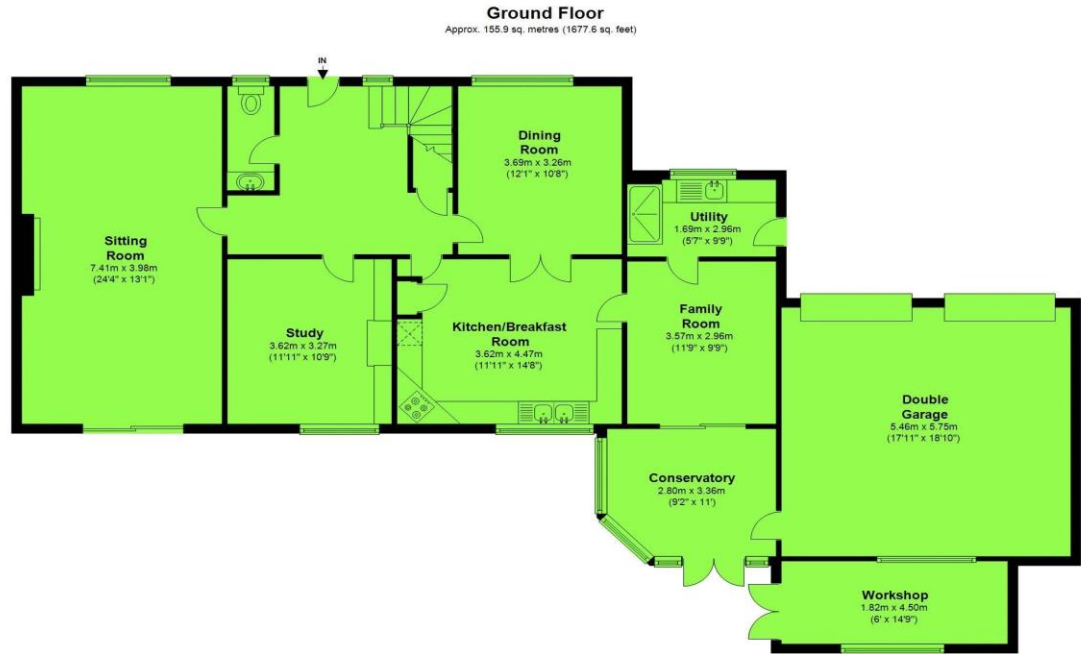
### OUTSIDE

To the front of the property there is ample driveway parking leading to the double garage which benefits from electric up and over doors. The lawned area envelopes the house and leads to the rear garden which has a workshop, mature shrub borders, patio area for al fresco dining and a series of steps leading to a further secluded lawned area with shrub borders and a vegetable patch.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	79
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		62	73
EU Directive 2002/91/EC			



Total area: approx. 243.8 sq. metres (2624.1 sq. feet)

EXCLUSIVE TO ASHWELLS PROPERTY AGENT, ANDOVER  
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Plan produced using PlanUp.

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